

**5301 WEST 5TH ST**  
JACKSONVILLE, FL 32254

**Available March 2022**



## ±81,345 SF of Distribution Space Available For Lease

**Size:**

**Total Available:** ±81,345 SF

**Total Building Size:** ±121,345 SF

**Office Size:** ±3,657 SF

**Location:**

Westside Industrial Submarket  
of Jacksonville, FL

**Features:**

**Construction:** Pre-Cast Panel

**Year Built:** 1973

**Clear Height:** 26' 5" to 28' 9"

**Truck Court:** 92'

**Zoning:** IL (Industrial Light)

**Flooring:**

6" Reinforced concrete

**Loading:**

(1) 10' x 12' drive-in

(14) 10' X 10' Dock level doors

**Column Spacing:**

44' x 44'

**Utilities:**

JE A

**Lease Rate:**

\$4.50 PSF NNN / \$0.86  
estimated annual NNN  
expenses

**Proximity to:**

I-295/I-10 corridor: 4 Miles

For further information, please contact our exclusive agents:

**Ladson Montgomery** Senior VP / Principal  
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10739 Deerwood Park Blvd. #310  
Jacksonville, FL 32256

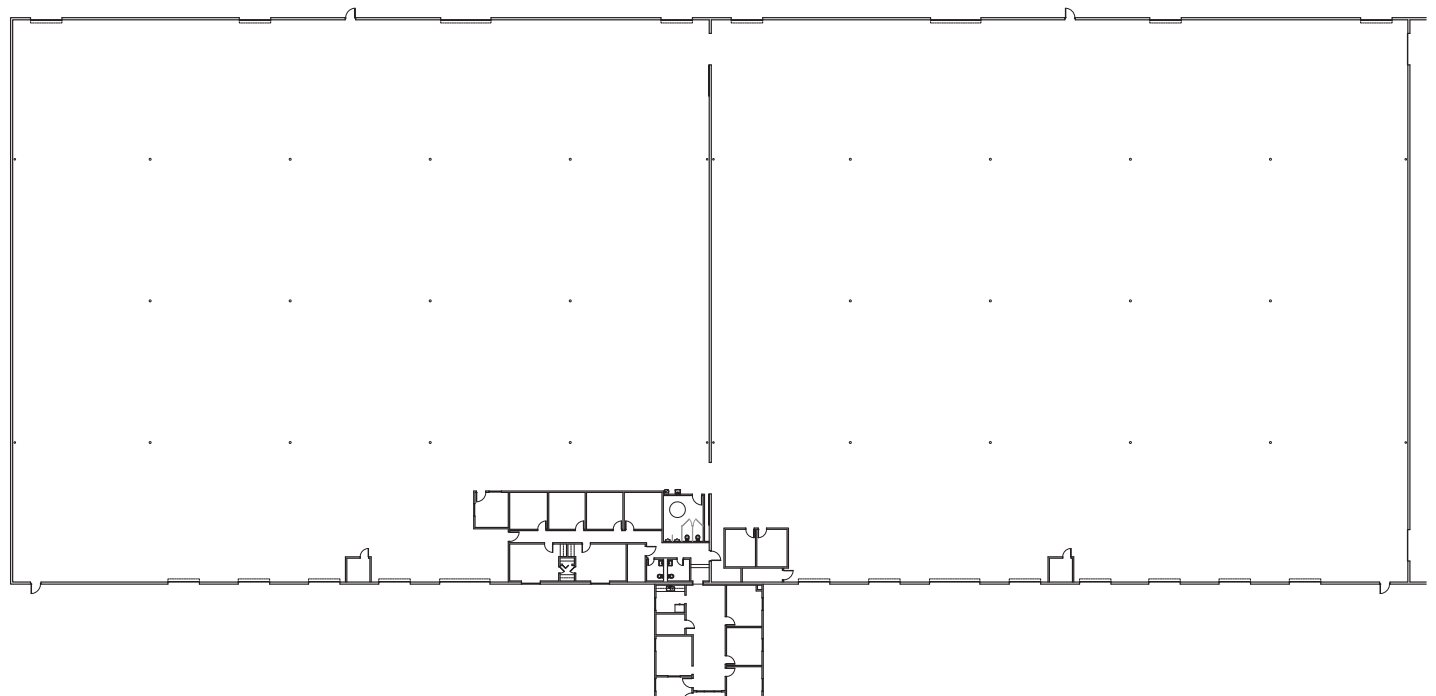
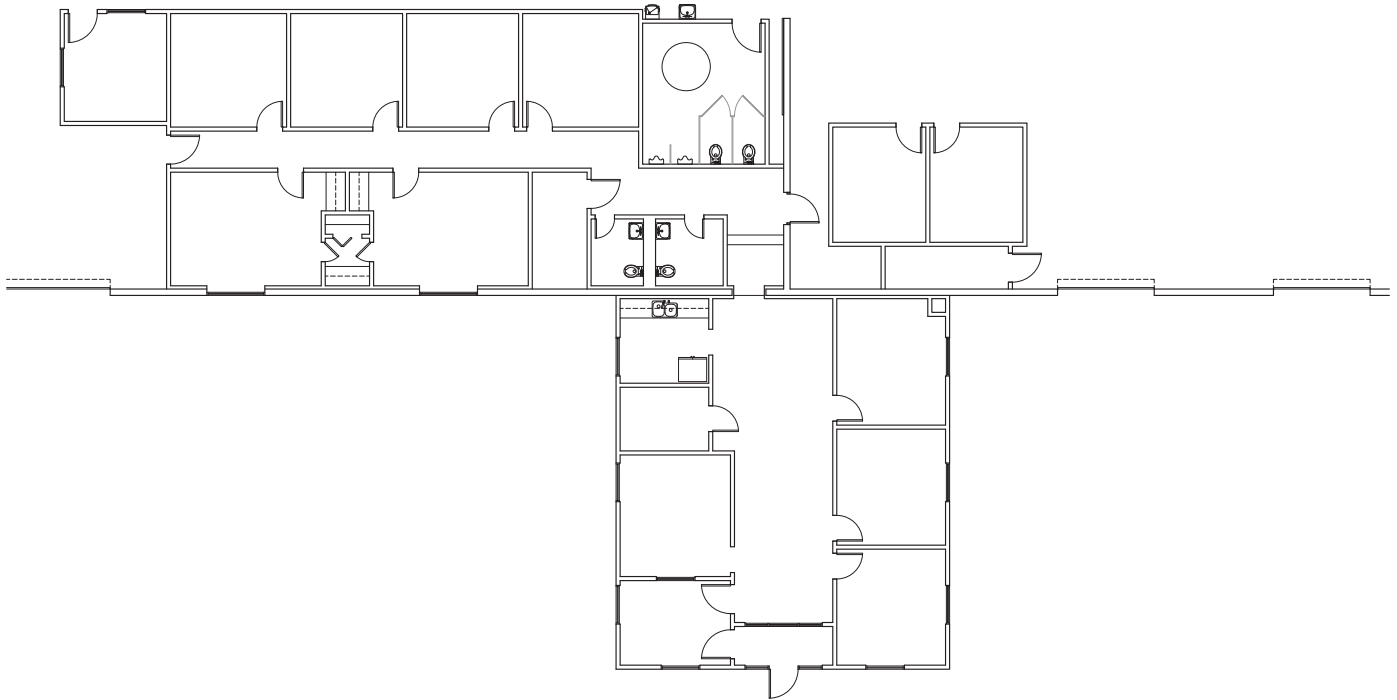


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# Floor Plans

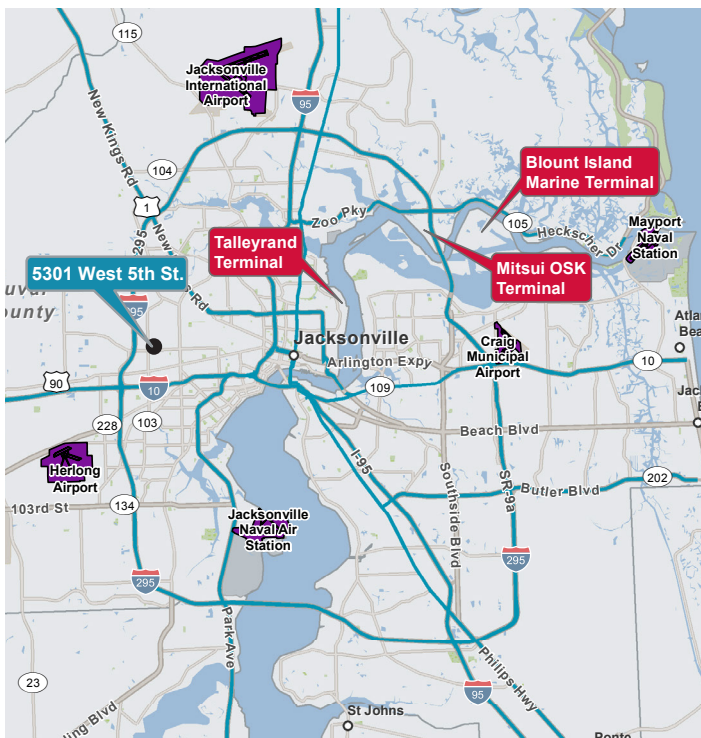
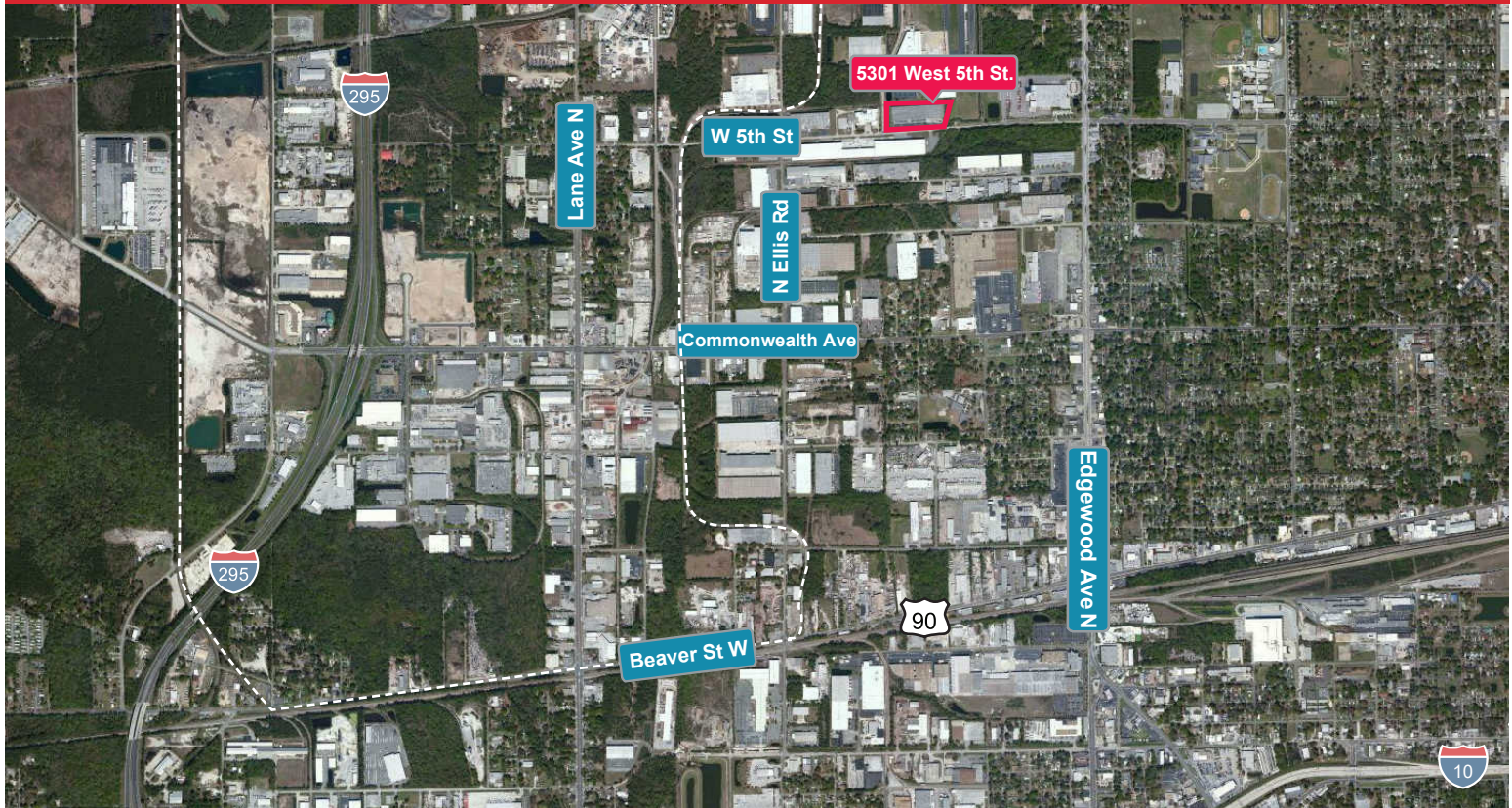
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# Aerials & Site Location

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