

## BAYMEADOWS IL WAREHOUSES FOR LEASE

**1,860 Sq. Ft.**  
**GRADE LEVEL**

Prime Southside location: Central to all Jacksonville, easy accessibility and located within 2 blocks to 1 mile from I-95, I-295, Southside Blvd, J. Turner Butler Blvd, US-1 (Philips Highway), directly off Baymeadows Rd, behind Embassy Suites and Hardees Restaurants. It is a well-known address for customers. Large multi-tenant 55,200 square foot warehouse/office facility on 2.2 acres, tilt concrete construction. Features happy, long term co-tenants. Property boasts excellent parking and truck-turnaround. Surrounded by Hotels, Restaurants, Retail, Wholesale, Contractors, banks and Offices. The Baymeadows, Deerwood and Deerwood Creek golf courses are nearby. Embassy Suites, Holiday Inn and American Suites are within walking distance. Well maintained property with experienced landlord and property manager.



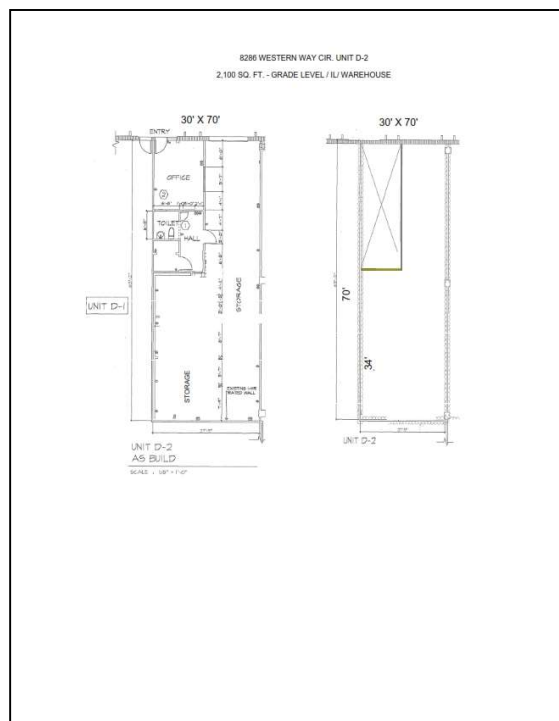
## Jacksonville, Florida

Base Rent & CAM: \$2,363.75  
Includes Water & Electricity  
+ 3.5% Sales Tax =  
**TOTAL MONTHLY RENTAL \$2,446.48**

8286 Western Way Cir., Jacksonville, FL 32256

D-2 FLOOR PLAN

1,860 SF



**J.R. McNeal**  
Commercial Real Estate  
Services



J R McNeal Company, Inc.  
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Information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. All properties subject to change or withdrawal without notice.

8286 WESTERN WAY CIR. UNIT D-2  
2,100 SQ. FT. - GRADE LEVEL / IL/ WAREHOUSE

