

BAYMEADOWS IL WAREHOUSES FOR LEASE

11,040 Sq. Ft.

Jacksonville, Florida

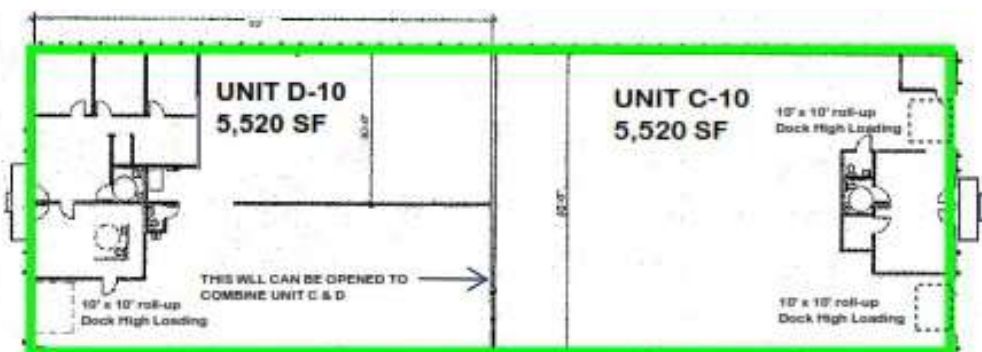
Prime Southside location: Central to all Jacksonville, easy accessibility and located two blocks from 95, I-295 and one mile from, Southside Blvd, J. Turner Butler Blvd, US-1 (Philips Highway), directly off Baymeadows Rd, behind Embassy Suites and Hardees Restaurants. It is a well-known address for customers. Large multi-tenant 54,000 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 property management.

Base Rent: \$8.75 /SF/ Yr.
Est CAM / RE Tax: \$4.26 /SF/ Yr.
\$ 5,984.60 /Mo. Includes All Utilities

8286 Western Way Cir., Jacksonville, FL 32256



UNIT C-10 & D-10 COMBO



J.R. McNeal
 Commercial Real Estate
 Services



J R McNeal Company, Inc.
 Licensed Real Estate Broker
 13846 Atlantic Blvd. #1011
 Jacksonville, FL 32225

Randy McNeal, CCIM
 904.710.8007
 randy.mcneal@jrmcneal.com

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.

UNIT C-10 EXPANDED
11,040 SF
60' X 184'

