

BAYMEADOWS IL WAREHOUSE FOR LEASE

5,520 Sq. Ft.

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.

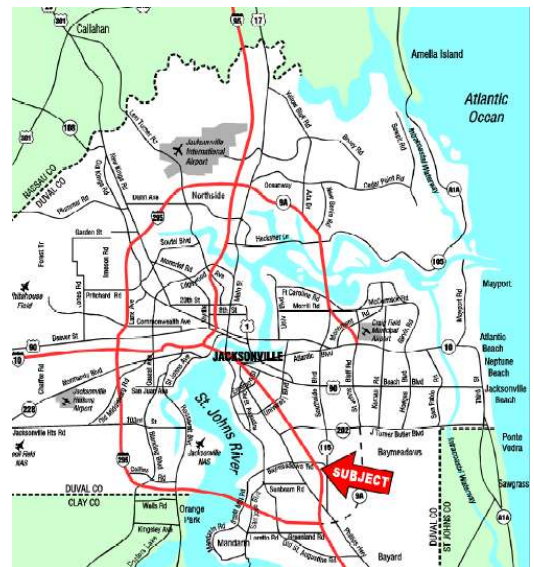
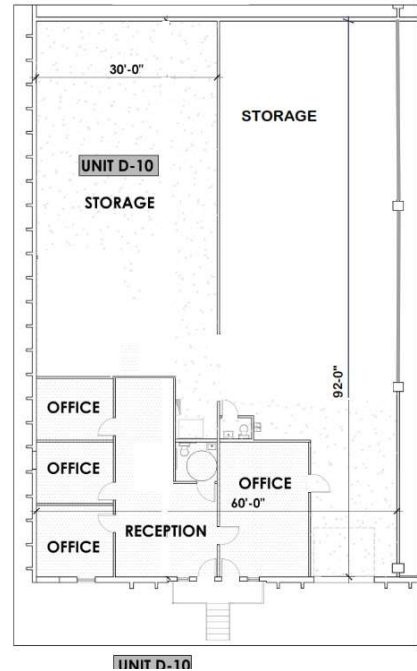


Jacksonville, Florida

Base Rent \$8.73 /SF./ Yr.
Est. NNN \$4.26/SF/Yr = \$5,975.40 /Mo.
+ 3.5% Sales Tax.= \$6,184.54 All In with Utilities Included!

8286 Western Way Cir., Jacksonville, FL 32256

Unit D-10 FLOOR PLAN 5,520 SF DOCK HIGH LOADING

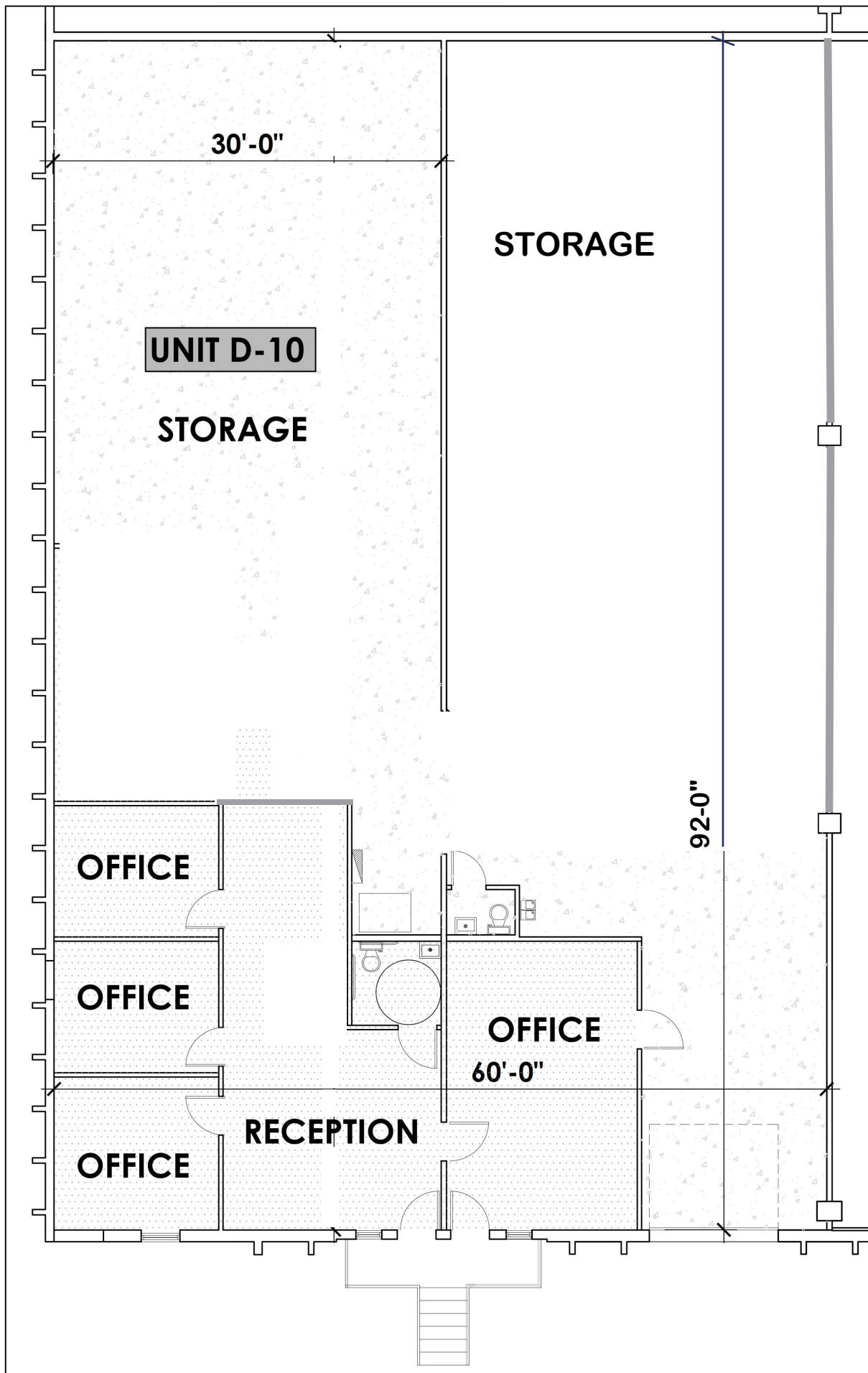


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UNIT D-10