

±53,524 SF FOR LEASE



ASKING RATE: \$8.50 / SF NNN

# 8691 WESTERN WAY

Jacksonville, FL 32256

FOR MORE INFORMATION:  
[8691westernway.com](http://8691westernway.com)



CUSHMAN &  
WAKEFIELD

## PROPERTY FEATURES

- IL (Light Industrial) zoning allows for fenced and paved outside storage
- Located in the desirable Southside, the property has easy access to I-95, I-295, Bulter Blvd and Philips Highway.
- Ability to reach Duval and St. Johns counties easily
- Dock and grade level loading



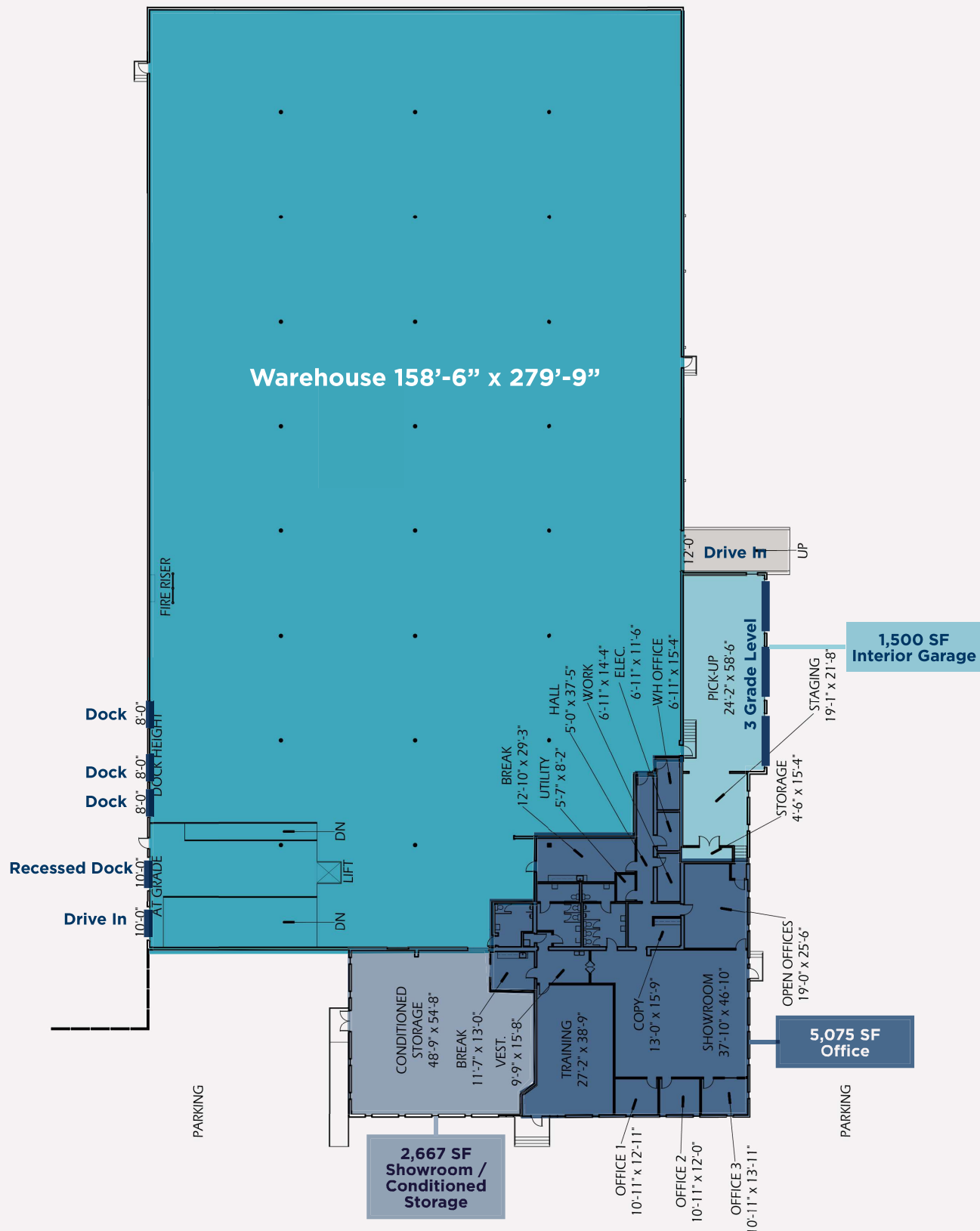
# PROPERTY HIGHLIGHTS

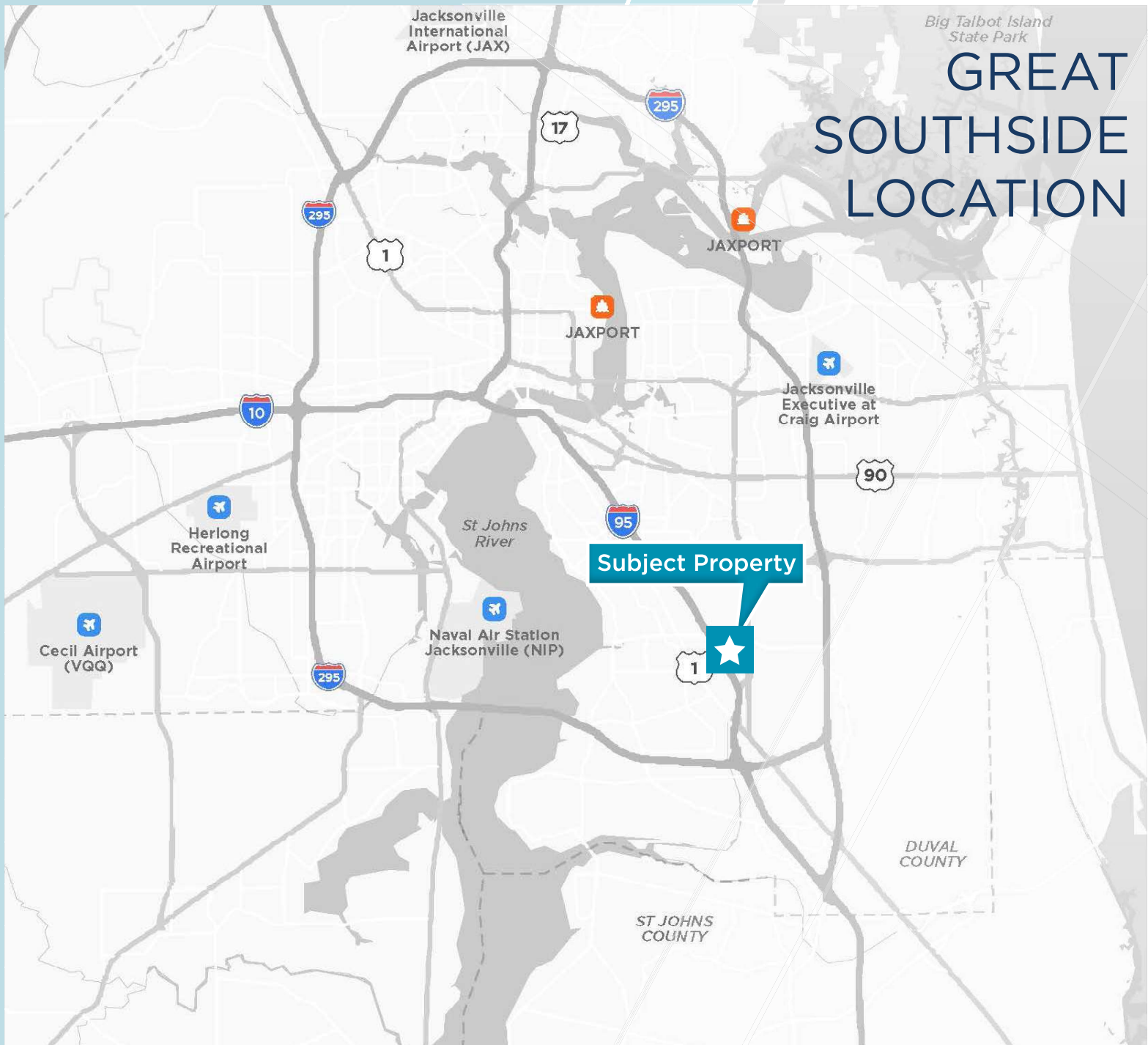
Available SF:	±53,524 SF
Office SF:	±5,075 SF
Showroom / AC Storage:	±2,667 SF
Drive-in Interior Garage:	±1,500 SF
Clear Height:	22'
Column Spacing:	31' x 40'
Lighting:	LED
Docks:	4 (Capability to Add Additional Docks)
Pit Levelers	2 Mechanical
Drive-In Ramps:	2 (One on Each Side)
Grade Level Drive-In	3
Fire Suppression:	Wet
Zoning:	IL
IOS:	0.25 Acres (Fenced & Paved)
Asking Rate:	\$8.50 / SF NNN





# FLOOR PLAN





# GREAT SOUTHSIDE LOCATION

Subject Property

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[8691westernway.com](http://8691westernway.com)

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