

AVAILABLE FOR SUBLEASE

4300 **BULLS BAY HWY**

JACKSONVILLE, FL 32219



4300

BULLS BAY HWY

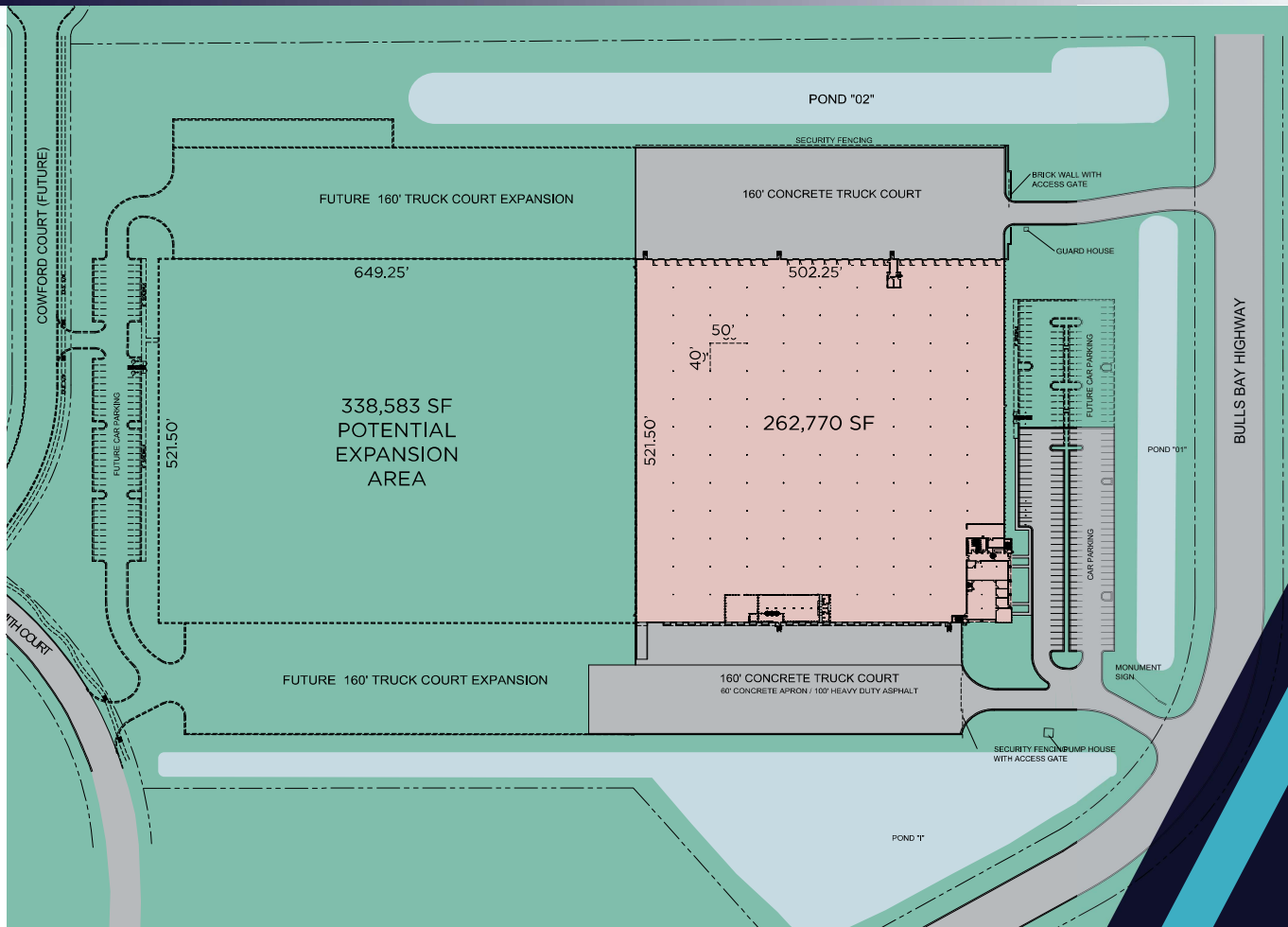
CUSHMAN &
WAKEFIELD

PROPERTY FEATURES

4300 Bulls Bay Highway is located in Westside Industrial Park, Northeast Florida's largest industrial park. The area benefits from a close proximity to all major interstates, ports, intermodal, and the airport. The site has trailer storage capabilities, and the ability to expand the building to 601,353 SF. Sublease through 10/31/2027.

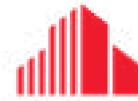
Building Size:	± 262,770 SF (Expandable to 601,353 SF)	Year Built:	1991
Site Area:	± 20 Acres	Bay Size:	26,075 SF
Office Area:	± 7,309 SF	Auto Parking:	118 / 4 Handicap
Clear Height:	27'	Sprinkler:	ELO*
Dock Loading:	50 (10' x 10')	Truck Court:	160'
Drive-in Loading:	1 (12' x 14')	Lighting:	LED
Dock Packages:	28 mechanical pit 22 edge of dock levelers	Power:	2,000 AMP, 277 / 480 V; 3 Phase; 4 Wire
Sublease Expires:	10/31/2027	*ELO(Extra Large Orifice) refers to sprinklers with a K-factor of at least 11.2. ELO sprinklers are designed to control challenging fires with relatively low-pressure requirements	

SITE PLAN

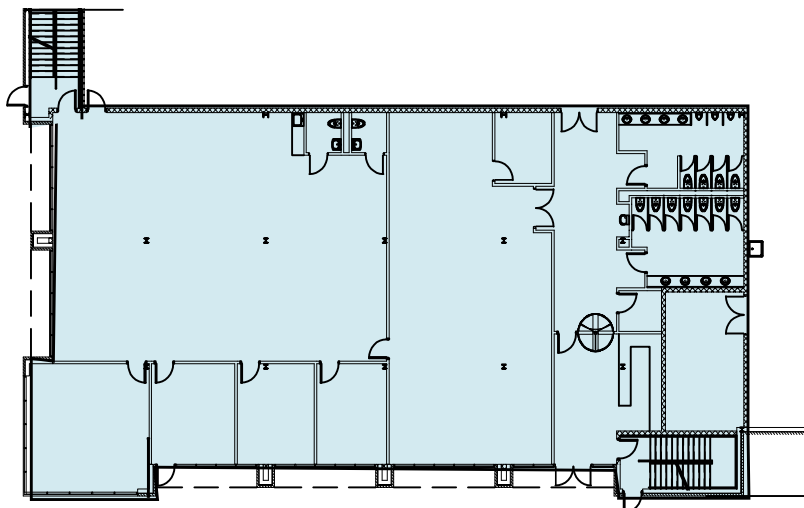
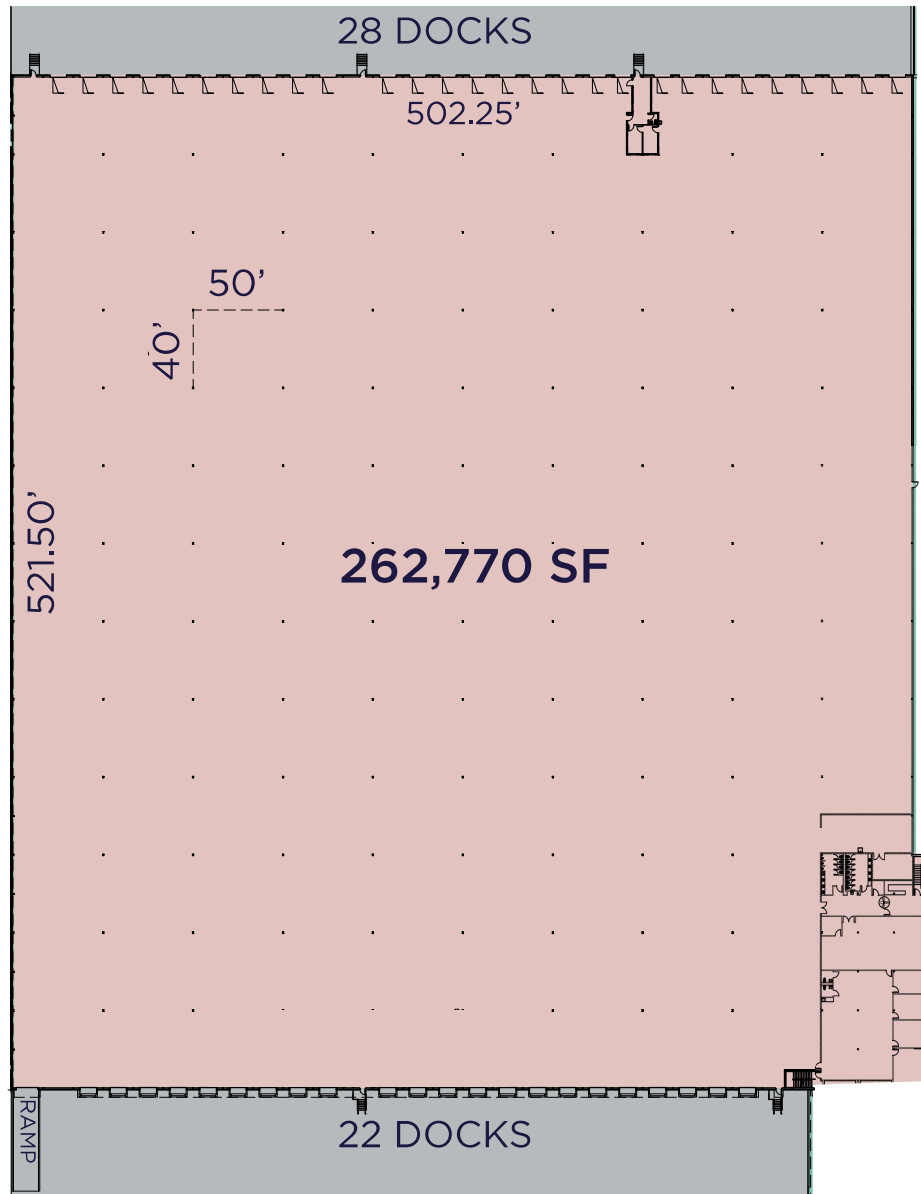


4300

BULLS BAY HWY



CUSHMAN &
WAKEFIELD



OFFICE
7,309 SF



Jacksonville
International
Airport (JAX)

Big Talbot Island
State Park

JAXPORT

JAXPORT

Jacksonville
Executive at
Craig Airport

Herlong
Recreational
Airport

Cecil Airport
(VQQ)

Naval Air Station
Jacksonville (NIP)

KEY TRAVEL DISTANCES

- 2.8 miles to I-295
- 3.4 miles to CSX Intermodal
- 3.9 miles to I-10
- 4.8 miles to Norfolk Southern Intermodal
- 11.9 miles to JAXPORT Talleyrand
- 13.2 miles to I-95
- 14.6 miles to Jacksonville International Airport
- 20.7 miles to JAXPORT Blount Island

For more information, please contact:

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