



SUBLEASE

4225
James E Casey Dr

JACKSONVILLE, FL 32219

± 12,800 - 25,600 SF AVAILABLE FOR SUBLEASE

Property Highlights

Westside Industrial Park is Northeast Florida's largest and most connected industrial hub—home to many of Jacksonville's leading manufacturing and distribution users. The park offers exceptional access to major highways, JAXPORT, Jacksonville International Airport, and multiple intermodal facilities, including UPS, CSX, and Norfolk Southern. With a strong nearby labor pool and most major trucking companies within five miles, Westside Industrial Park stands as the region's premier location for distribution, warehousing, and manufacturing.

±25,600 SF TOTAL AVAILABLE

TOTAL AVAILABLE:	±25,600 SF	DOCKS:	10 (9' x 10')
OFFICE SF:	±2,834 SF	DRIVE-INS:	1 (9' x 10')

DIVISIBLE TO ±12,800 SF

UNITS J-K:	±12,800 SF	UNITS L-M:	±12,800 SF
OFFICE SF:	±2,400 SF	OFFICE SF:	±434 SF
DOORS:	4 (9' x 10') Docks / 1 (9' x 10') Drive-in	DOORS:	6 (9' x 10') Dock

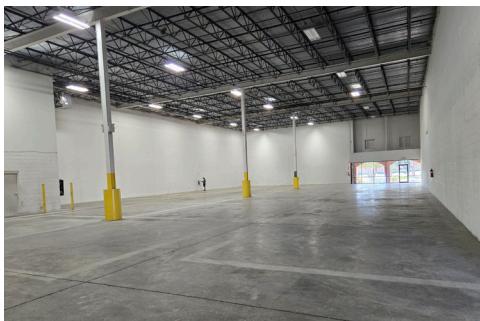
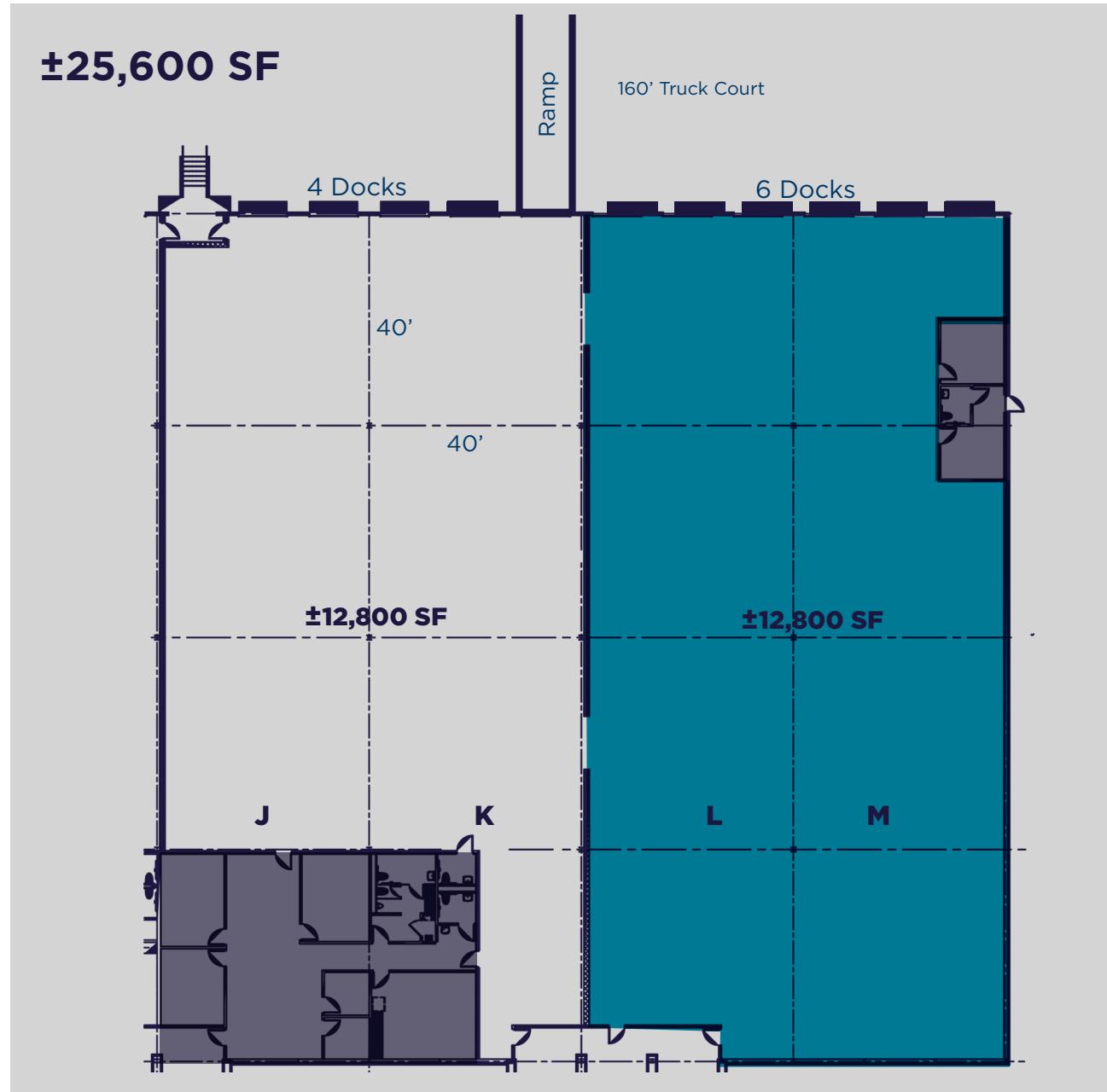
BUILDING HIGHLIGHTS

• 24' Clear Height	• ±13 Trailer Parking	• 500-Amp, 277/480 v, 3P Power	• PUD Zoning
• 40' x 40' Columns	• ESFR Fire Suppression	• T-5 Motion Sensor Lighting	• Built in 1997
• ± 25,600 SF Total Available	• 160' Truck Court	• Fully Fenced with Sliding Gate	• Sublease Term: 2/28/29



Site Plan

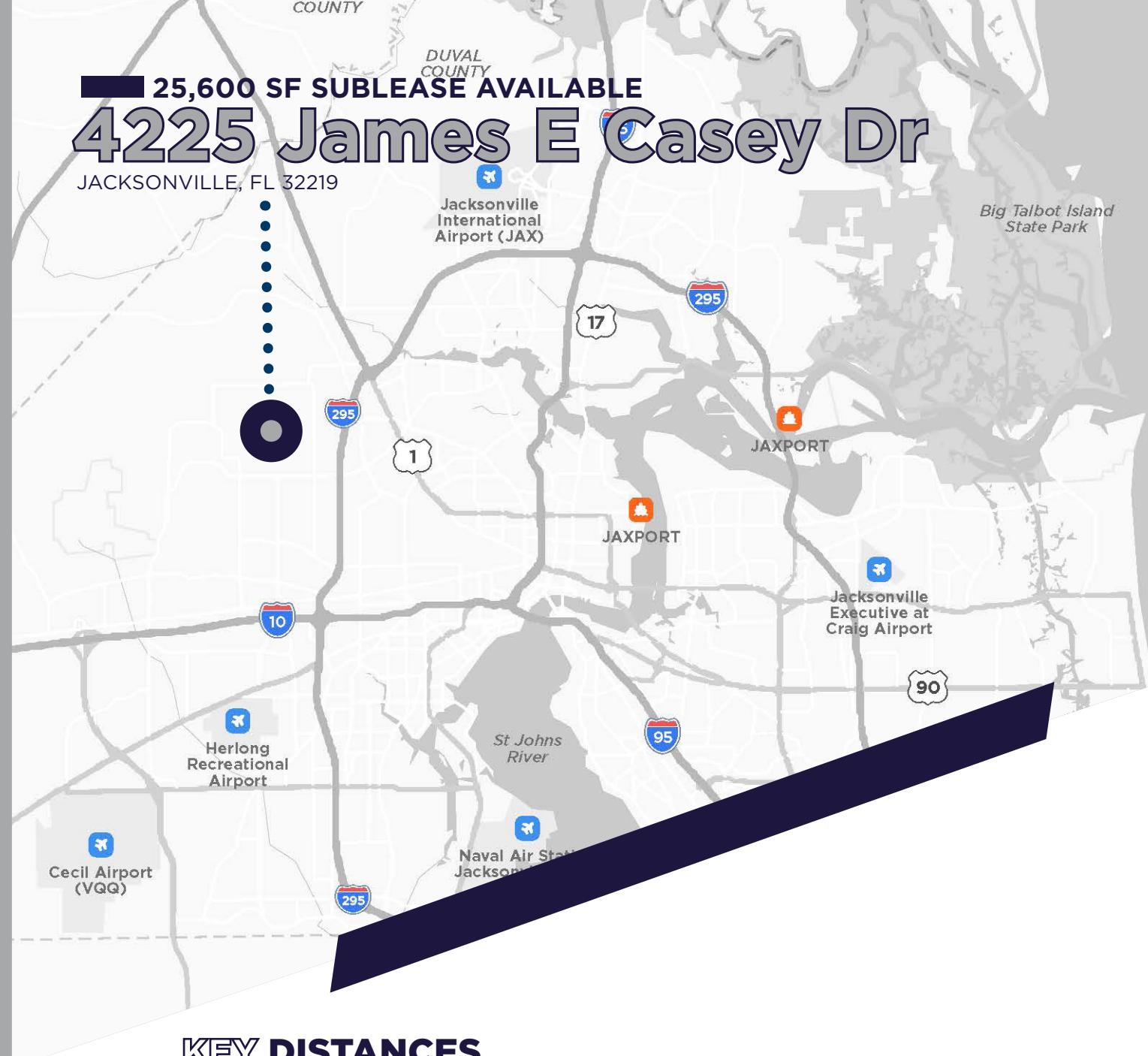
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KEY DISTANCES

- 2.8 miles to I-295
- 10 miles to Jacksonville International Airport
- 13.2 miles to I-95
- 14.2 miles to Downtown Jacksonville
- 142 miles to Savannah, GA
- 154 miles to Orlando, FL
- 209 miles to Tampa, FL
- 345 miles to Atlanta, GA
- 359 miles to Miami, FL



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