

FOR LEASE



13,500 SF - 42,000 SF AVAILABLE



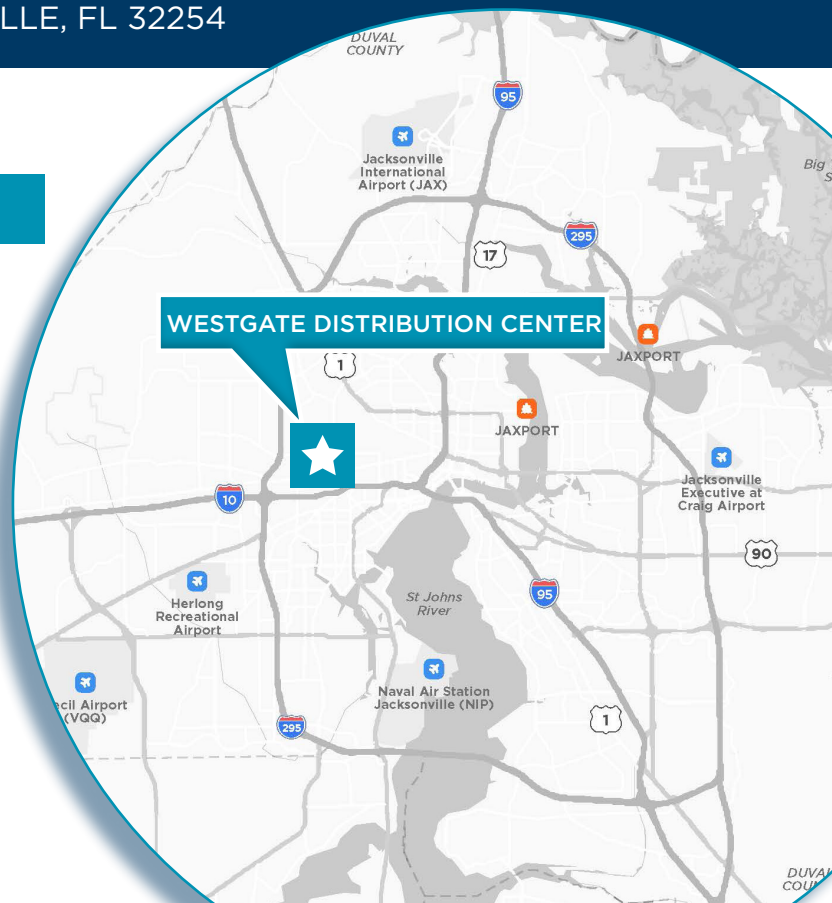
WESTGATE DISTRIBUTION CENTER

5501 - 5599 COMMONWEALTH AVE
JACKSONVILLE, FL 32254

PROPERTY HIGHLIGHTS

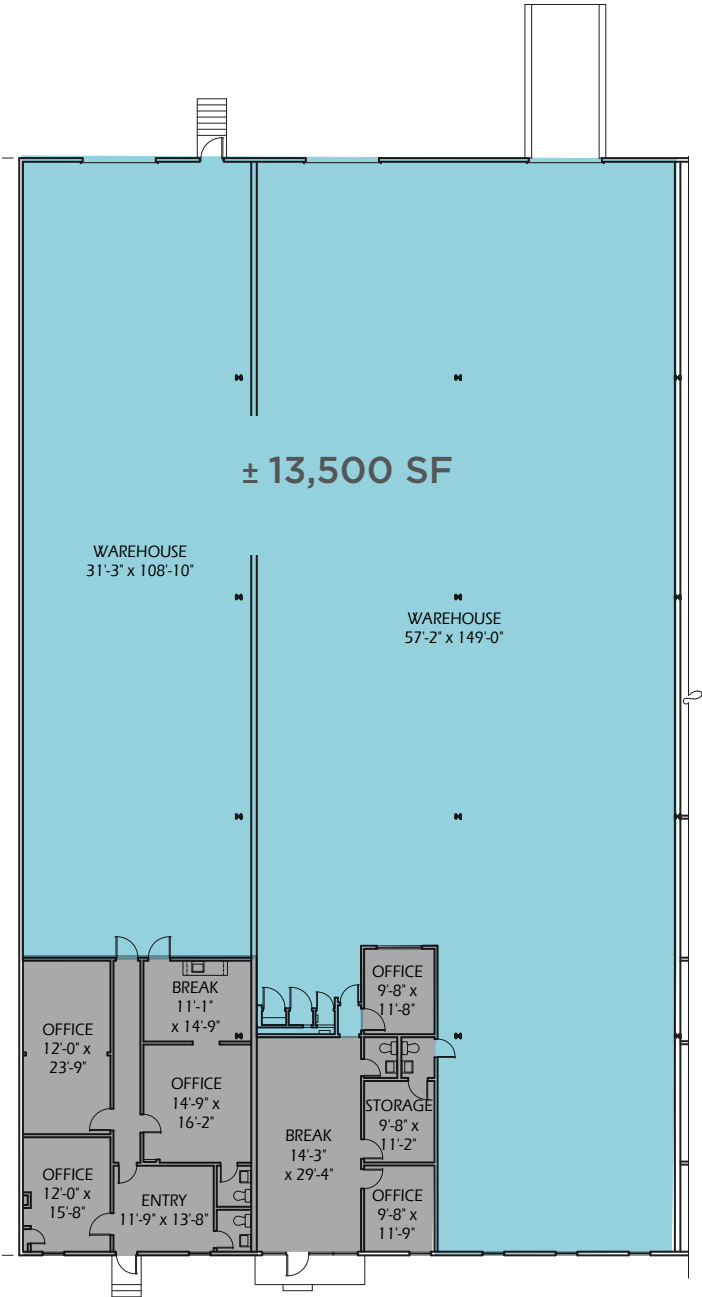
Westgate Distribution Center offers a prime Westside industrial submarket location at the intersection of Commonwealth Avenue and Ellis Road. Designed for efficient warehousing and distribution, the property provides excellent access to Jacksonville's major transportation corridors.

- 20' - 23' Clear Height
- Signage Available
- Dock High and Drive-In Loading



FLOOR PLANS

SUITES 5581 - 5583

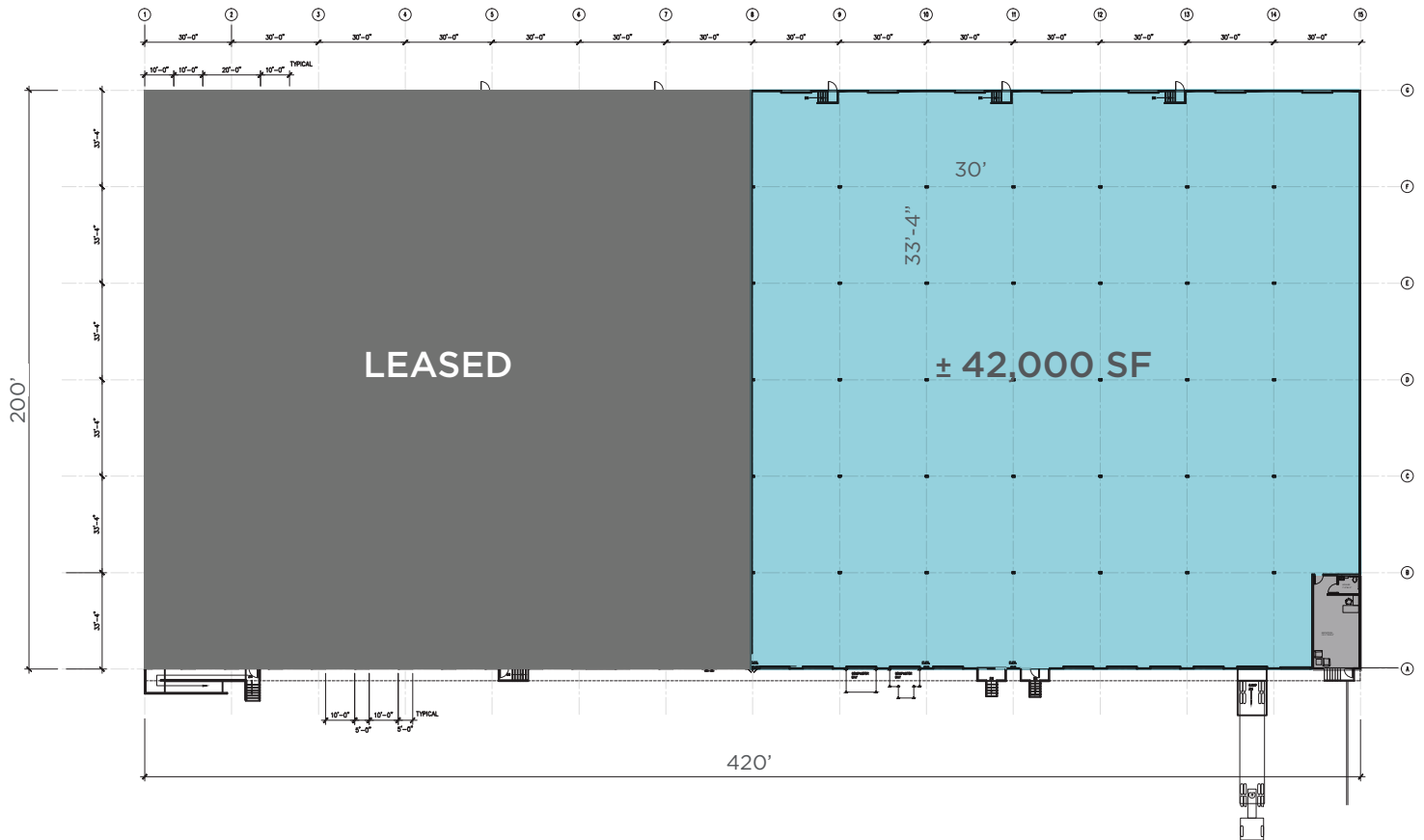


Property Highlights

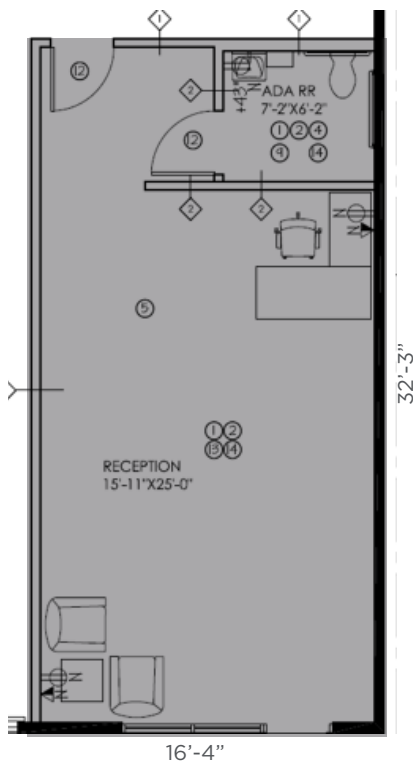
SUITES	AVAILABLE SF	OFFICE SF	CLEAR HEIGHT	DOORS	COLUMNS	OCCUPANCY	RATE (NNN)
5581 -5583	13,500	2,015	20'	2 Dock 1 Ramp	30'x30'	Jan 1, 2026	\$9.00

FLOOR PLANS

SUITE 5535



Office - ±526 SF



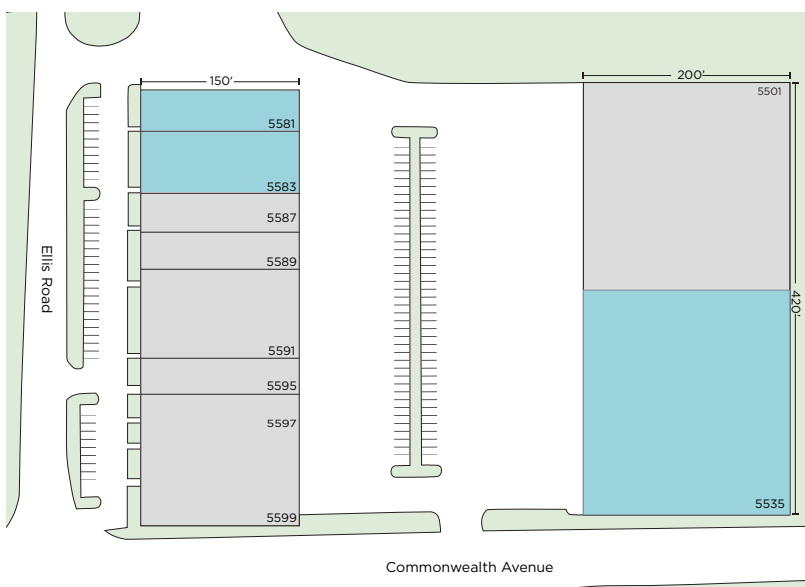
Property Highlights

AVAILABLE SPACE:	± 42,000 SF
OFFICE:	± 526 SF
CLEAR HEIGHT:	23'
DOCKS:	10
RAMP:	1
LIGHTING:	LED
COLUMNS:	33'-4" x 30'
BUILDING DEPTH:	200'
FIRE SUPPRESSION:	Wet
POWER:	3 Phase, 120/208 Volt Service
RATE (NNN):	\$6.25 / SF
OCCUPANCY:	Dec 1, 2026

PROPERTY AERIAL



SITE PLAN



PHOTO



FOR LEASE
**± 13,500 -
± 42,000 SF**
Available

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CONTACT INFORMATION

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