

# FOR LEASE



13,500 SF - 42,000 SF AVAILABLE



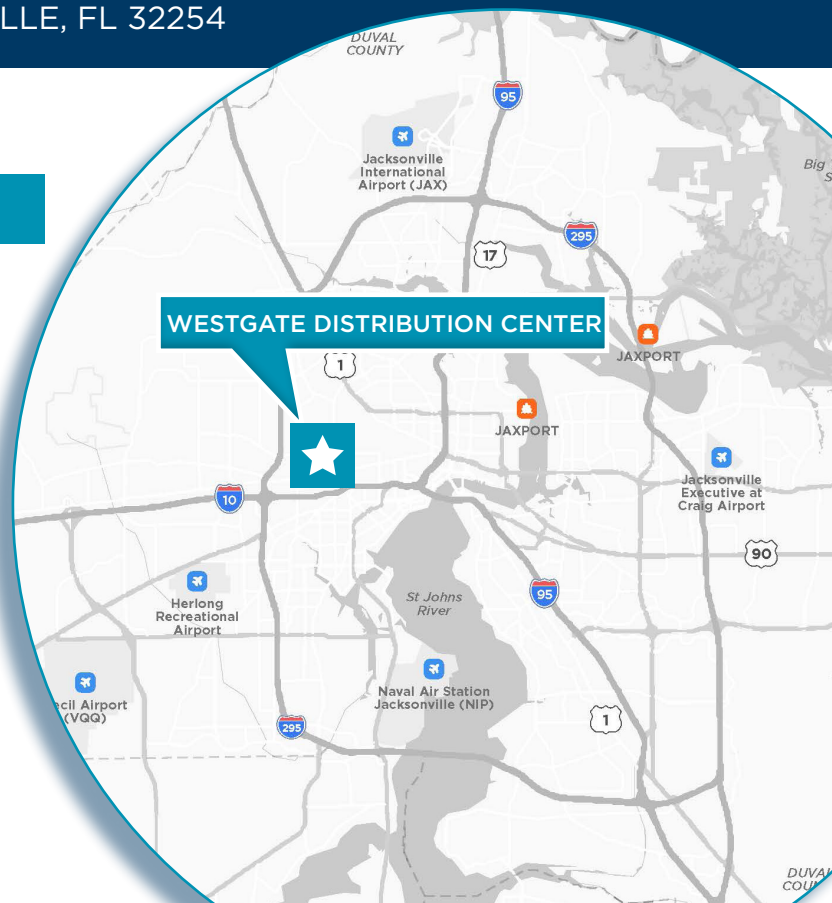
## WESTGATE DISTRIBUTION CENTER

5501 - 5599 COMMONWEALTH AVE  
JACKSONVILLE, FL 32254

### PROPERTY HIGHLIGHTS

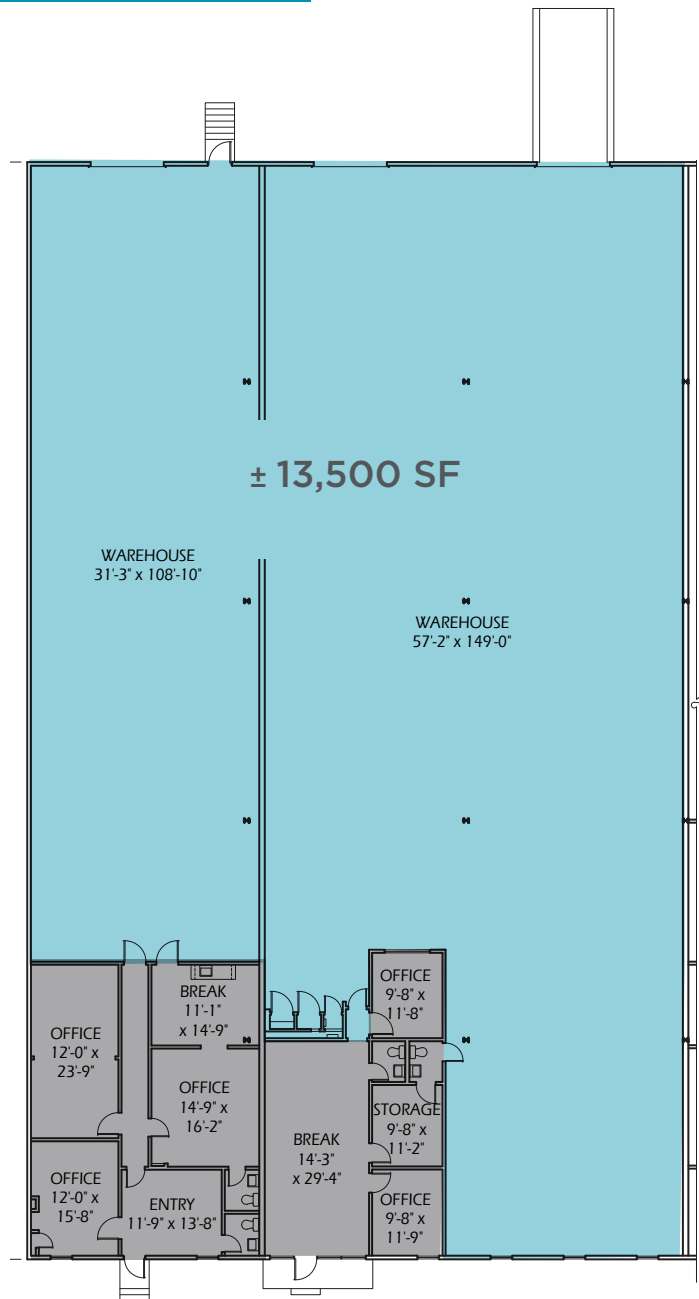
Westgate Distribution Center offers a prime Westside industrial submarket location at the intersection of Commonwealth Avenue and Ellis Road. Designed for efficient warehousing and distribution, the property provides excellent access to Jacksonville's major transportation corridors.

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



# FLOOR PLANS

## SUITES 5581 - 5583

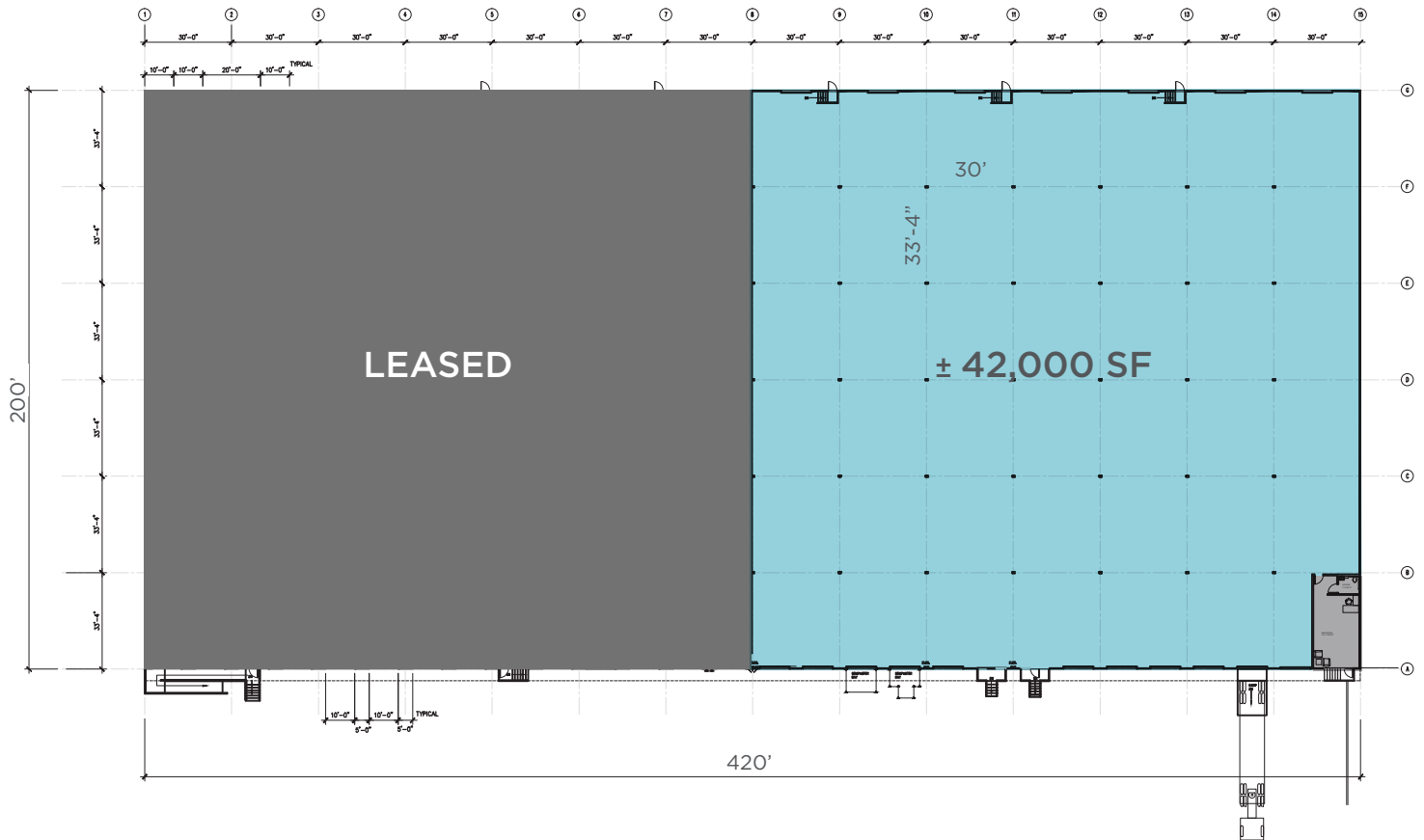


### Property Highlights

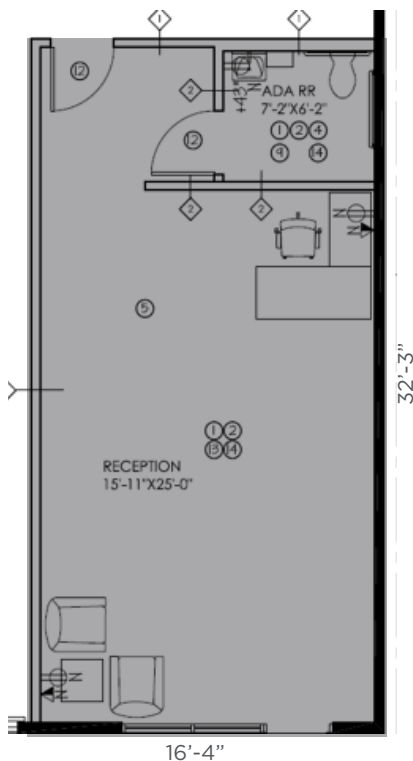
| SUITES                | AVAILABLE SF | OFFICE SF | CLEAR HEIGHT | DOORS            | COLUMNS | OCCUPANCY   | RATE (NNN) |
|-----------------------|--------------|-----------|--------------|------------------|---------|-------------|------------|
| <b>5581<br/>-5583</b> | 13,500       | 2,015     |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

# FLOOR PLANS

## SUITE 5535



Office - ±526 SF



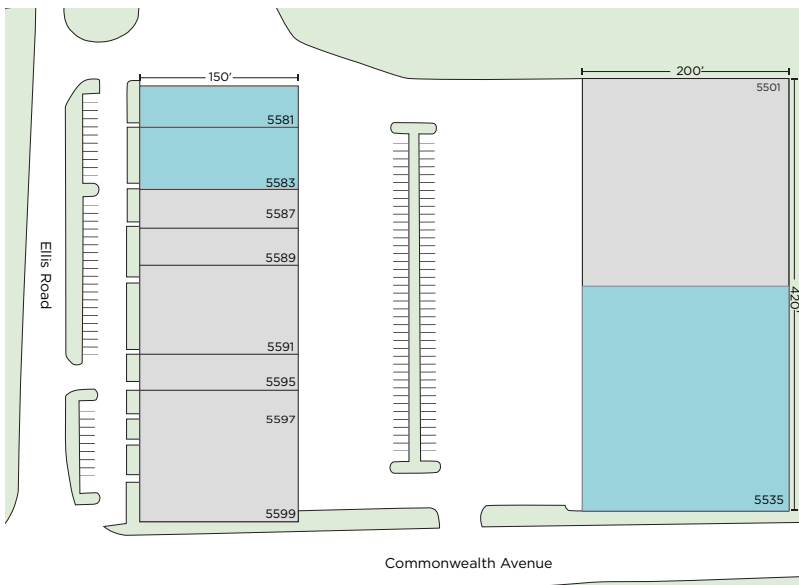
## Property Highlights

|                   |                               |
|-------------------|-------------------------------|
| 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):       | \$6.75 / SF                   |
| OCCUPANCY:        | Dec 1, 2026                   |

## PROPERTY AERIAL



## SITE PLAN



## PHOTO



# FOR LEASE

## $\pm 13,500 -$ $\pm 42,000$ SF

Available

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## CONTACT INFORMATION

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