

±53,524 SF FOR LEASE



# 1691 WESTERN 8 WAY

Jacksonville, FL 32256



## 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

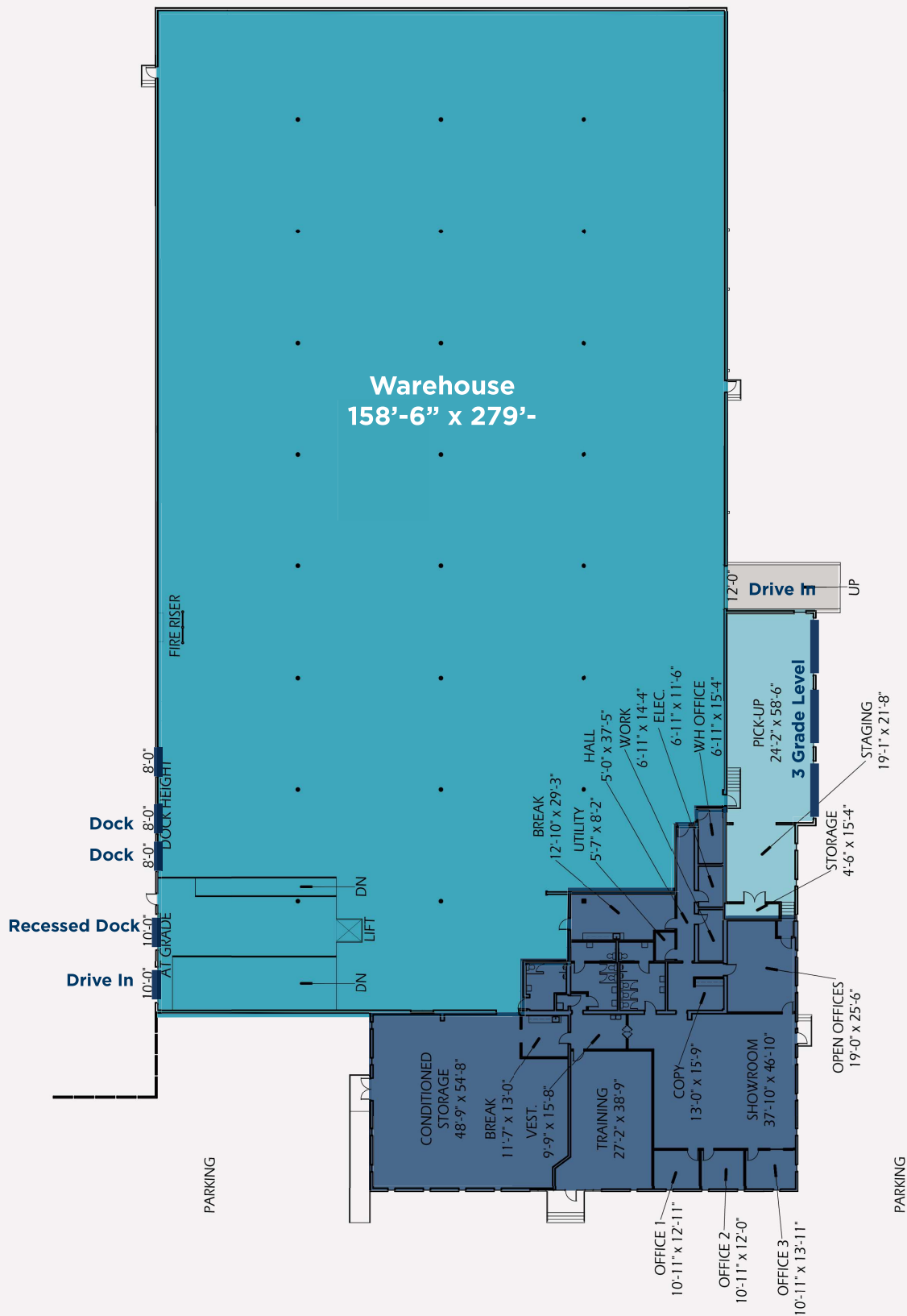


# PROPERTY HIGHLIGHTS

<b>Available SF:</b>	±53,524 SF
<b>Office SF:</b>	±11,278 SF
<b>Storage Garage:</b>	±1,500 SF
<b>Clear Height:</b>	21'
<b>Site Area:</b>	8.05 Acres
<b>Column Spacing:</b>	31' x 40'
<b>Lighting:</b>	LED
<b>Docks:</b>	3 (2 with mechanical pit levelers)
<b>Ramps:</b>	2
<b>Recessed Dock:</b>	1
<b>Drive-Ins:</b>	3
<b>Parking:</b>	66 Auto
<b>Zoning:</b>	IL
<b>IOS:</b>	0.25 Acres (Fenced and Paved)



# FLOOR PLAN

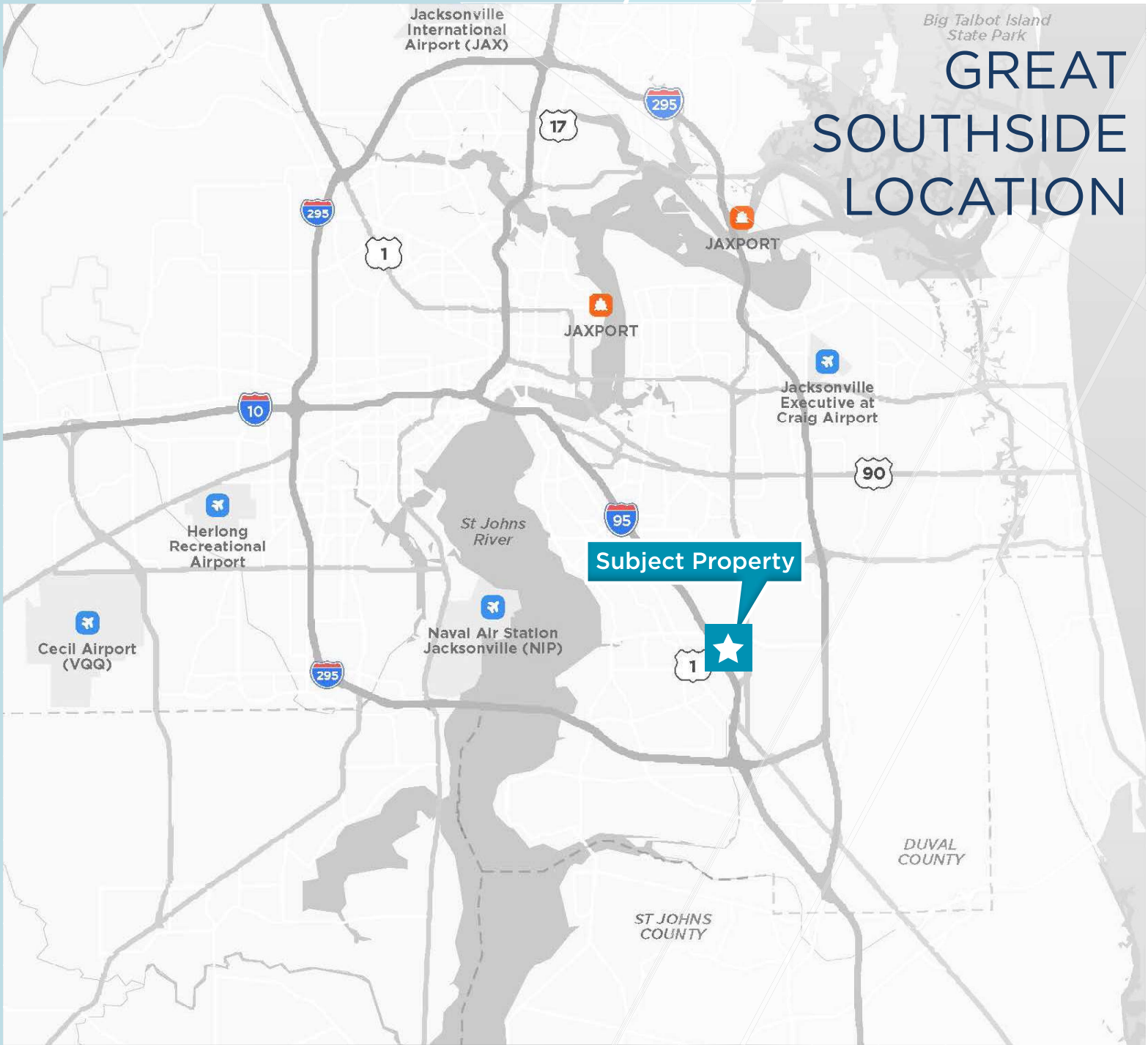




Jacksonville  
International  
Airport (JAX)

Big Talbot Island  
State Park

# GREAT SOUTHSIDE LOCATION



Drake Chamberlin  
+1 772 285 3429

[drake.chamberlin@cushwake.com](mailto:drake.chamberlin@cushwake.com)

Tyler Newman  
+1 904 380 8336

[tyler.newman@cushwake.com](mailto:tyler.newman@cushwake.com)



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