

 **PATILLO**  
INDUSTRIAL REAL ESTATE

 **JLL**

# 4101

**Bulls Bay Hwy.  
Jacksonville, FL 32219**

27,405 SF  
FOR LEASE

[www.westsideindustrialpark.com](http://www.westsideindustrialpark.com)

**WESTSIDE**  
INDUSTRIAL PARK



# 4101 Bulls Bay Hwy.

## Property Specifications

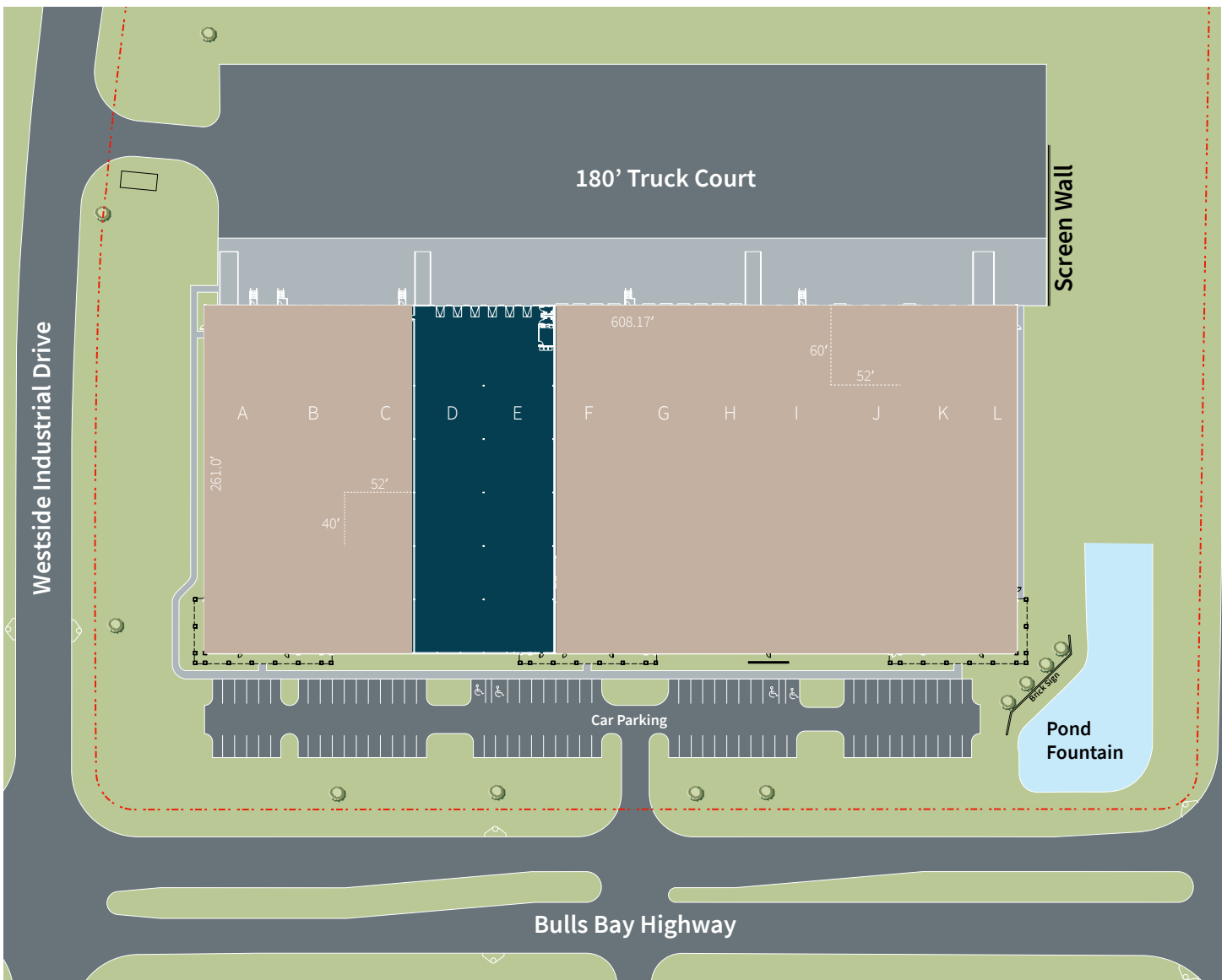
Westside Industrial Park is the largest industrial park in Northeast Florida, and home to a high percentage of the paramount manufacturing and distribution facilities in the Jacksonville market. Availabilities within the park offer quick access to major highways, ports and the airport.

Westside Industrial Park occupants benefit from the park's adjacency to the UPS regional distribution center, the CSX intermodal yard, and close proximity to a high caliber labor force. In addition, the Norfolk Southern intermodal yard is within three miles, and most major trucking companies are within five miles.

|                       |   |                        |                              |
|-----------------------|---|------------------------|------------------------------|
| <b>Available</b>      | 27,405 s.f.                               | <b>Drive-ins</b>       | 1 (9' x 10')                 |
| <b>Office (s.f.)</b>  | Breakroom & Restrooms                     | <b>Fire protection</b> | ESFR                         |
| <b>Year built</b>     | 2001                                      | <b>Lighting</b>        | LED                          |
| <b>Clear height</b>   | 32'                                       | <b>Truck court</b>     | 180' with 50' concrete apron |
| <b>Column spacing</b> | 52' x 40'                                 | <b>Power</b>           | 200 AMP; 277/480V; 3 PH      |
| <b>Docks doors</b>    | 6 (9' x 10') with mechanical pit levelers | <b>Zoning</b>          | ILW                          |



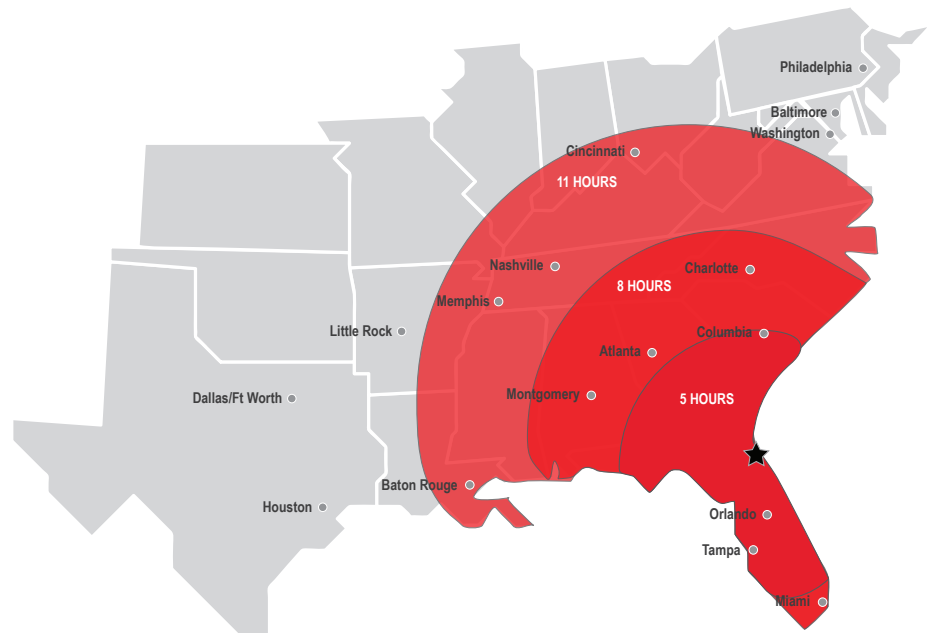
# Site Plan





## Notable Drive Times

|                |           |
|----------------|-----------|
| Savannah, GA   | 142 miles |
| Orlando, FL    | 154 miles |
| Tampa, FL      | 209 miles |
| Charleston, SC | 242 miles |
| Atlanta, GA    | 345 miles |
| Miami, FL      | 359 miles |
| Montgomery, AL | 366 miles |
| Charlotte, NC  | 387 miles |
| Baltimore, MD  | 846 miles |
| Houston, TX    | 862 miles |



## Contact info

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