



4102

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

**±72,000 SF
FOR LEASE**

www.westsideindustrialpark.com





4102 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.

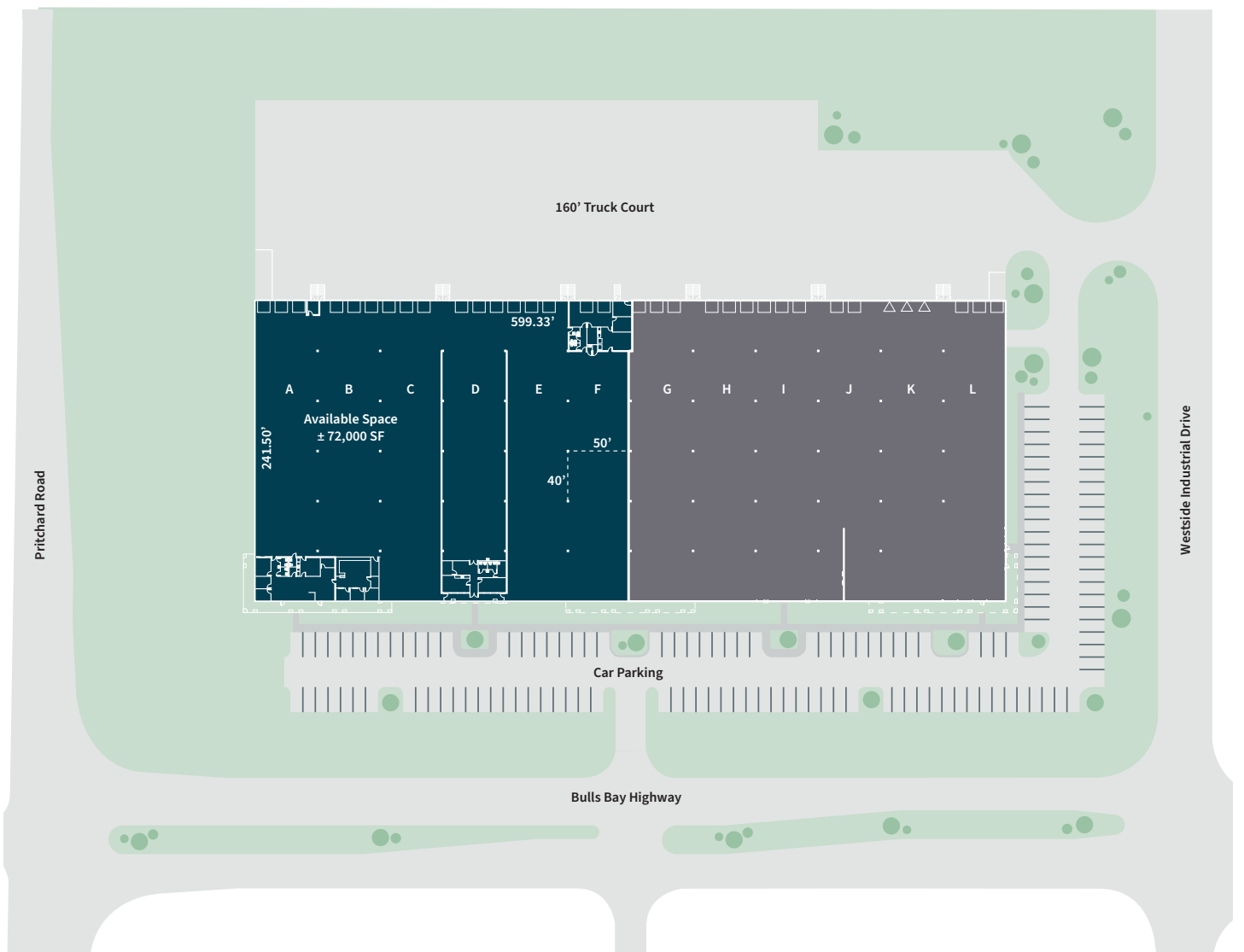
Westside Industrial Park occupants benefit from the park's adjacency to the UPS regional distribution center, the CSX intermodal yard, and close proximity to a high caliber labor force. In addition, the Norfolk Southern intermodal yard is within three miles, and most major trucking companies are within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

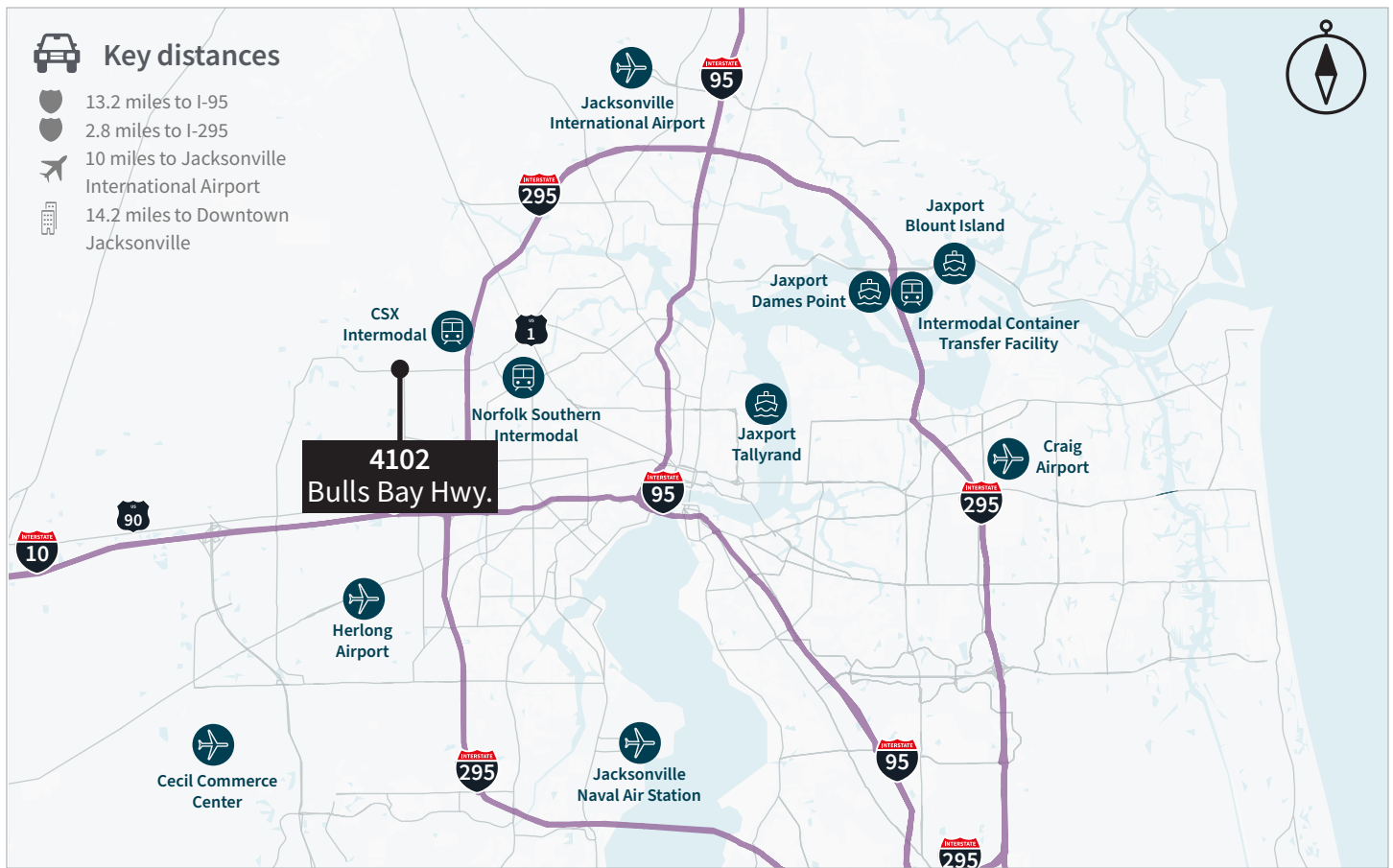
Unit A-F

Available	±72,000 s.f.	Drive-ins	1 (10' x 10)
Office (s.f.)	Unit A-C: 1,500 s.f. Unit D: 1,224 s.f. Unit E-F: 2,080 s.f.	Fire protection	ESFR
Year built	1992	Lighting	LED
Clear height	24'	Truck court	160' - Fenced truck court
Column spacing	50' x 40'	Power	277 - 480v 3p 4w
Docks doors	Unit A-C: 8 (10' x 10') - 8 EOD leveler Unit D: 3 (10' x 10') - 3 EOD leveler Unit E-F: 3 (10' x 10') - 3 EOD leveler	Zoning	PUD



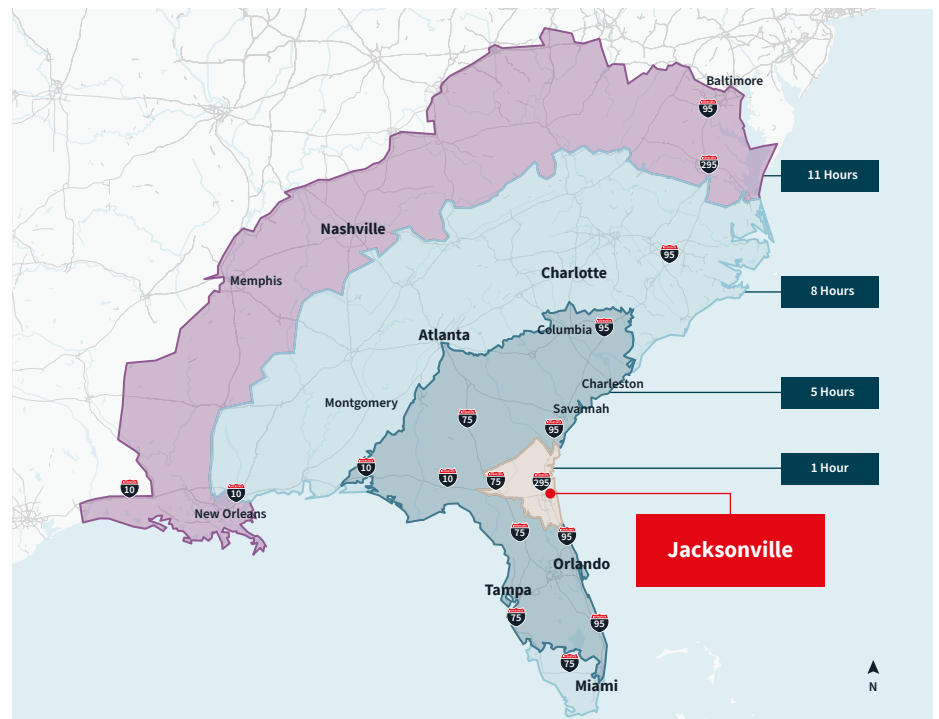
Site Plan





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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