±53,524 SF FOR LEASE

ASKING RATE: $8.50 / SF NNN

8691 WESTERN WAY

Jacksonville, FL 32256

FOR MORE INFORMATION:
8691westernway.com

CUSHMAN & WAKEFIELD

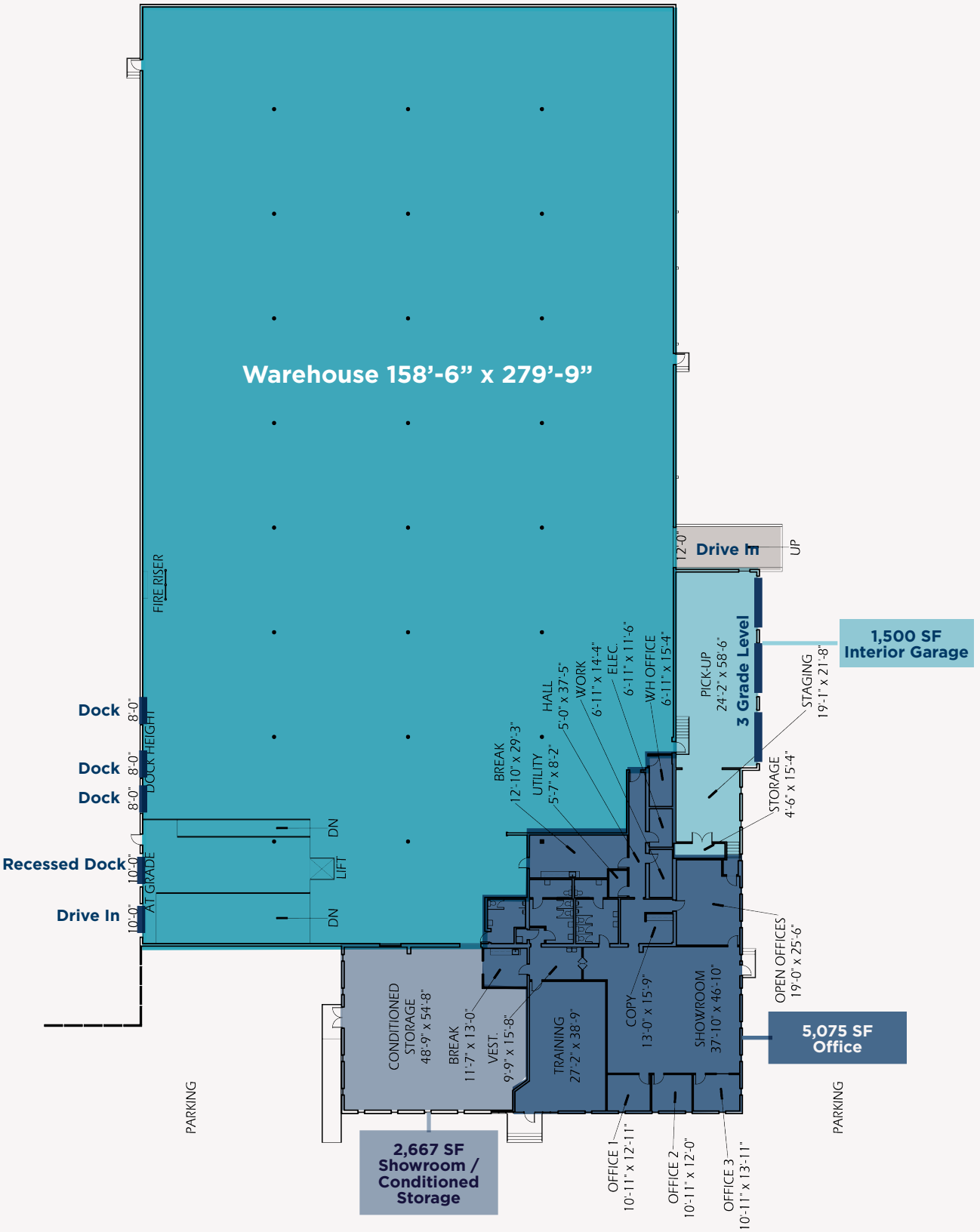
PROPERTY FEATURES

- 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

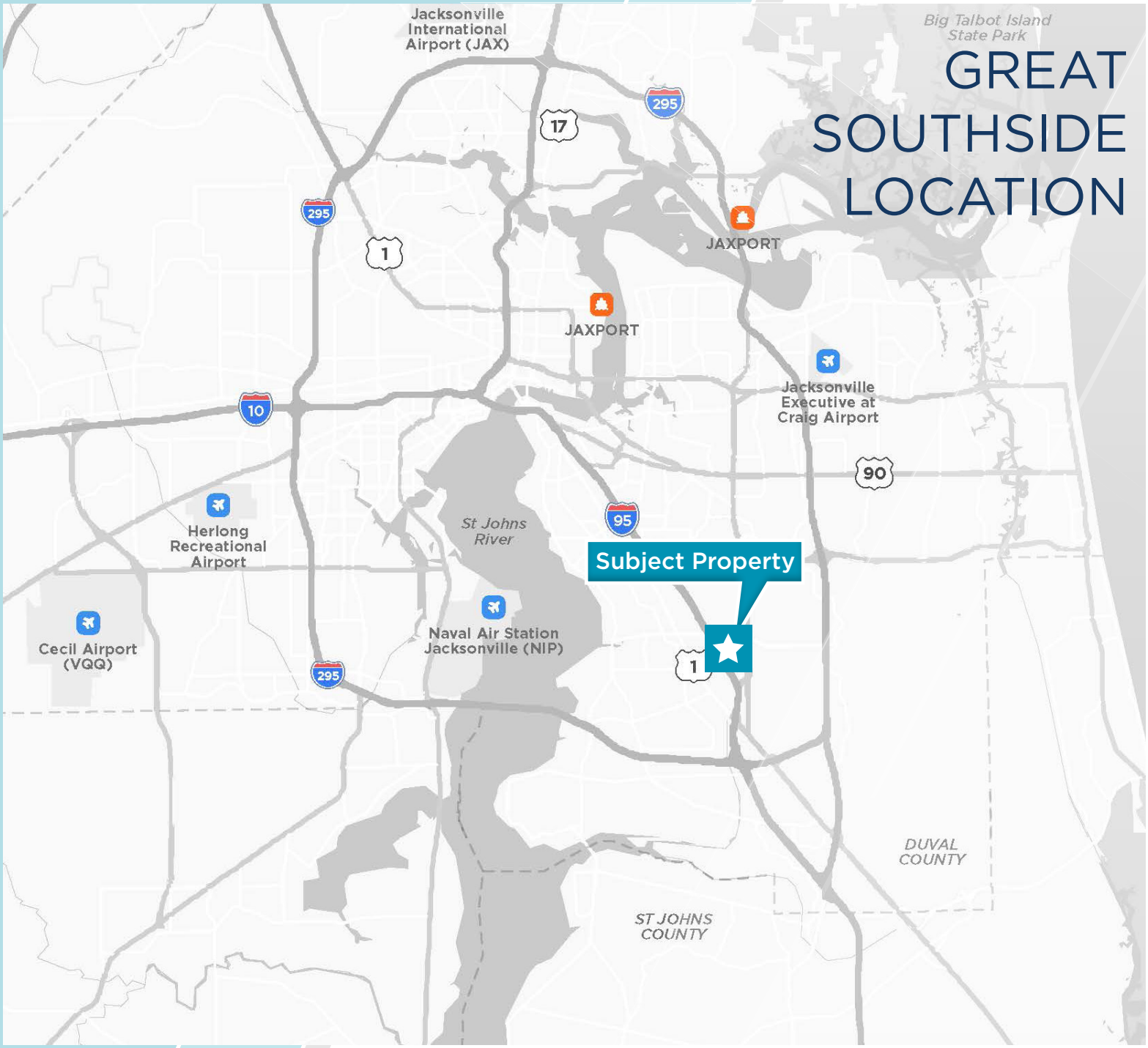
PROPETY HIGHLIGHTS

Available SF:	±53,524 SF
Office SF:	±5,075 SF
Showroom / AC Storage:	±2,667 SF
Drive-in Interior Garage:	±1,500 SF
Clear Height:	22’
Column Spacing:	31’ x 40’
Lighting:	LED
Docks:	4 (Capability to Add Additional Docks)
Pit Levelers	2 Mechanical
Drive-In Ramps:	2 (One on Each Side)
Grade Level Drive-In	3
Fire Suppression:	Wet
Zoning:	IL
IOS:	0.25 Acres (Fenced & Paved)
Asking Rate:	$8.50 / SF NNN

FLOOR PLAN


Warehouse 158'-6" x 279'-9"
Drive In
Recessed Dock
Dock
Dock
Dock
DOCK HEIGHT
8'-0"
8'-0"
8'-0"
10'-0"
10'-0"
AT GRADE
FIRE RISER
DN
LIFT
DN
Drive In
12'-0"
UP
3 Grade Level
1,500 SF Interior Garage
PICK-UP 24'-2" x 58'-6"
W/H OFFICE 6'-11" x 15'-4"
ELEC 6'-11" x 11'-6"
WORK 6'-11" x 14'-4"
HALL 5'-0" x 37'-5"
UTILITY 5'-7" x 8'-2"
BREAK 12'-10" x 29'-3"
STAGING 19'-1" x 21'-8"
STORAGE 4'-6" x 15'-4"
OPEN OFFICES 19'-0" x 25'-6"
5,075 SF Office
SHOWROOM 37'-10" x 46'-10"
COPY 13'-0" x 15'-9"
TRAINING 27'-2" x 38'-9"
VEST. 9'-9" x 15'-8"
BREAK 11'-7" x 13'-0"
CONDITIONED STORAGE 48'-9" x 54'-8"
2,667 SF Showroom / Conditioned Storage
OFFICE 1 10'-11" x 12'-11"
OFFICE 2 10'-11" x 12'-0"
OFFICE 3 10'-11" x 13'-11"
PARKING
PARKING

GREAT SOUTHSIDE LOCATION



FOR MORE INFORMATION:
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Drake Chamberlin
+1 772 285 3429
drake.chamberlin@cushwake.com

Tyler Newman
+1 904 380 8336
tyler.newman@cushwake.com

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