

AVAILABLE FOR SUBLEASE

4300
BULLS BAY HWY

JACKSONVILLE, FL 32219



4300

BULLS BAY HWY



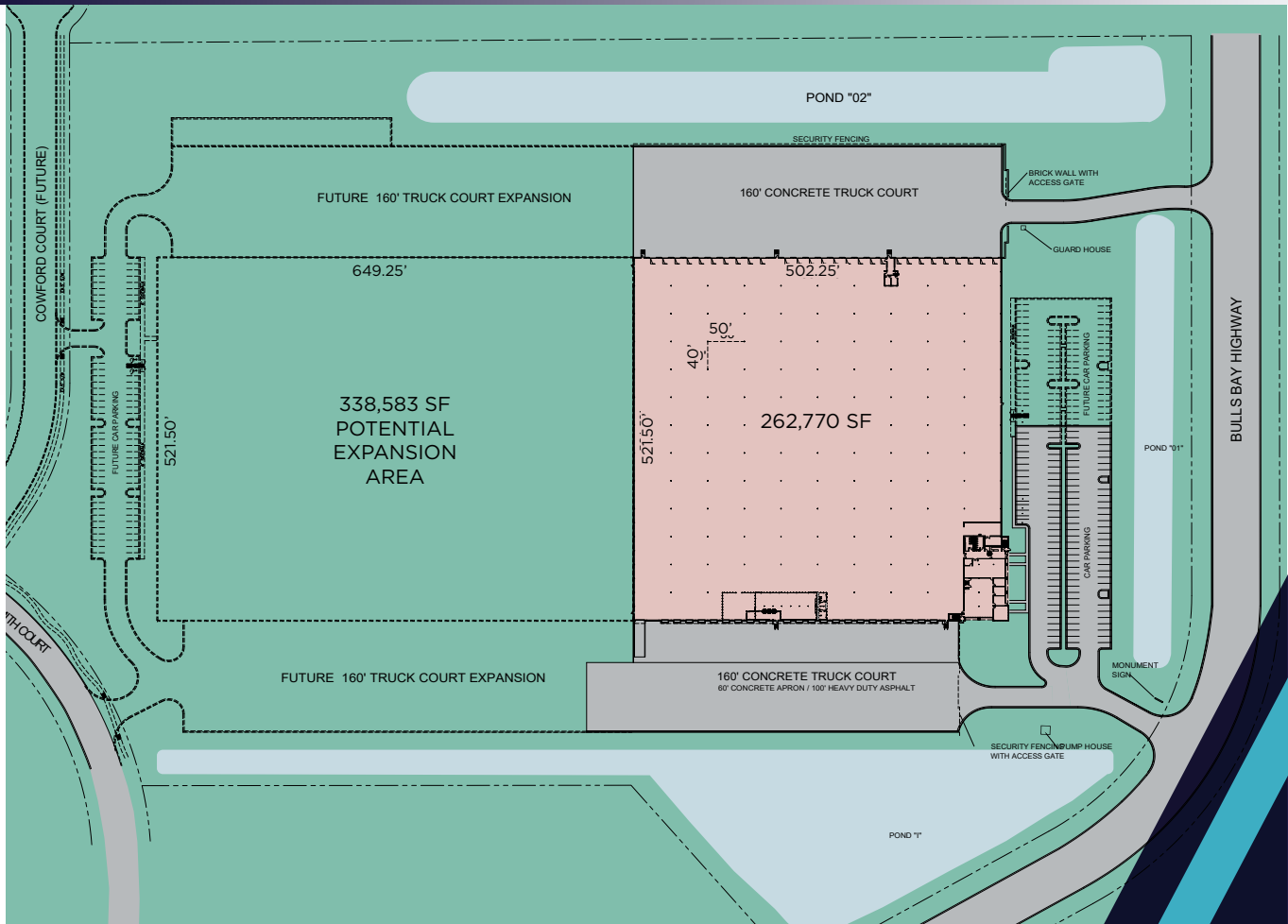
CUSHMAN &
WAKEFIELD

PROPERTY FEATURES

4300 Bulls Bay Highway is located in Westside Industrial Park, Northeast Florida's largest industrial park. The area benefits from a close proximity to all major interstates, ports, intermodal, and the airport. The site has trailer storage capabilities, and the ability to expand the building to 601,353 SF. Sublease through 10/31/2027.

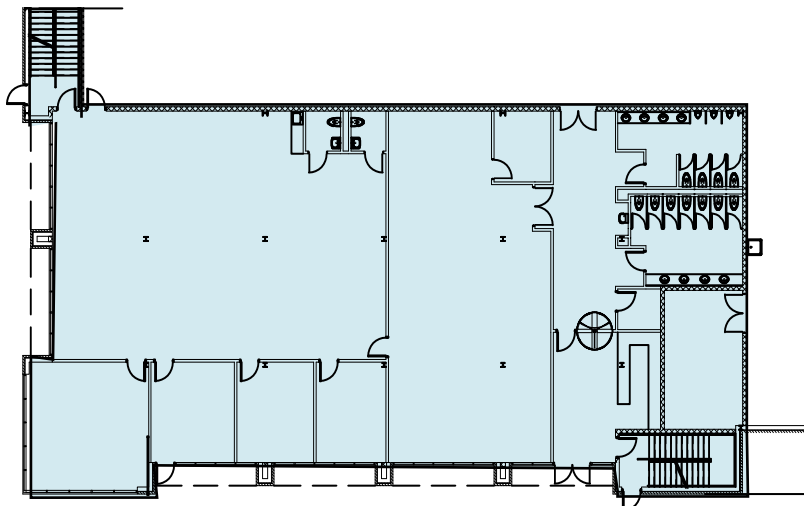
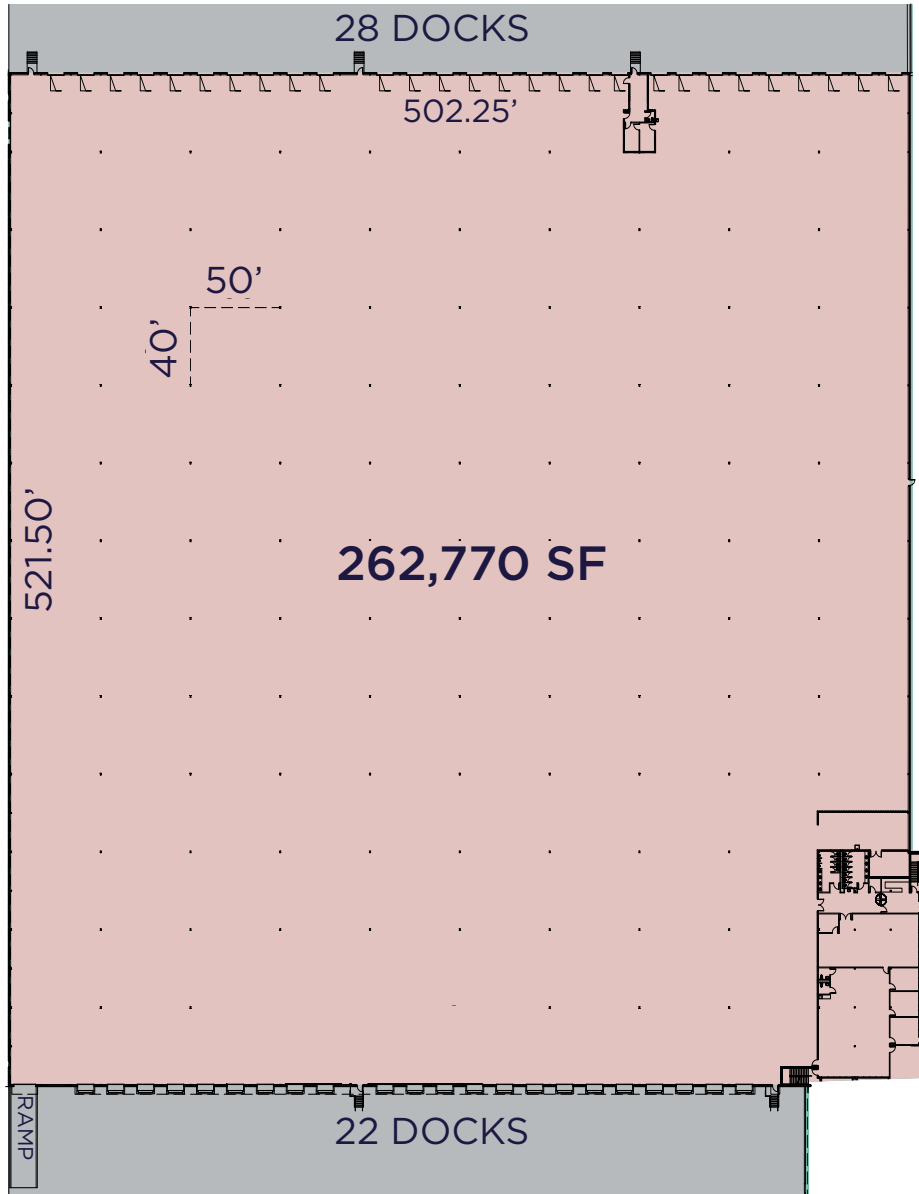
Building Size:	± 262,770 SF (Expandable to 601,353 SF)	Year Built:	1991
Site Area:	± 20 Acres	Bay Size:	26,075 SF
Office Area:	±7,309 SF	Auto Parking:	118 / 4 Handicap
Clear Height:	27'	Sprinkler:	ELO*
Dock Loading:	50 (10' x 10')	Truck Court:	160'
Drive-in Loading:	1 (12' x 14')	Lighting:	LED
Dock Packages:	28 mechanical pit 22 edge of dock levelers	Power:	2,000 AMP, 277 /480 V; 3 Phase; 4 Wire
Sublease Expires:	10/31/2027	<small>*ELO(Extra Large Orifice) refers to sprinklers with a K-factor of at least 11.2. ELO sprinklers are designed to control challenging fires with relatively low-pressure requirements</small>	

SITE PLAN



4300

BULLS BAY HWY



OFFICE
7,309 SF

Jacksonville International Airport (JAX)

Big Talbot Island State Park



JAXPORT

JAXPORT

Jacksonville Executive at Craig Airport

Herlong Recreational Airport

Cecil Airport (VGG)

Naval Air Station Jacksonville (NIP)

St Johns River

ST JOHNS COUNTY

KEY TRAVEL DISTANCES

- 2.8 miles to I-295
- 3.4 miles to CSX Intermodal
- 3.9 miles to I-10
- 4.8 miles to Norfolk Southern Intermodal
- 11.9 miles to JAXPORT Talleyrand
- 13.2 miles to I-95
- 14.6 miles to Jacksonville International Airport
- 20.7 miles to JAXPORT Blount Island

For more information, please contact:

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