



**HARTZ**



**CUSHMAN &  
WAKEFIELD**

±66,385 Square Feet Available

**4601-200 BULLS BAY HWY**

Jacksonville, FL 32219



**FOR MORE INFORMATION VISIT:  
[WWW.4601BULLSBAY.COM](http://WWW.4601BULLSBAY.COM)**

# BUILDING OVERVIEW

Located in the **WESTSIDE** Submarket, 4601 Bulls Bay Highway has convenient access to all three major interstates including the I-295 Beltway System, I-10, the JAXPORT Blount Island Marine Terminals and the Jacksonville International Airport.



**AVAILABLE SF**  
±66,385 SF



**YEAR BUILT**  
2000 /  
2007



**TRUCK-COURT**  
185' / 190'  
(SHARED)



**OFFICE AREA**  
±4,125 SF +  
±2,107 SF  
WAREHOUSE  
OFFICE



**CLEAR HEIGHT**  
30'



**LOADING**  
10 DOCKS  
(4 ADDITIONAL  
CAN BE ADDED)



**PARKING**  
67 AUTO



**CONSTRUCTION**  
CMU LOAD BEARING  
WALLS



**BUILDING DEPTH**  
301'



**SPRINKLER**  
WET PIPE

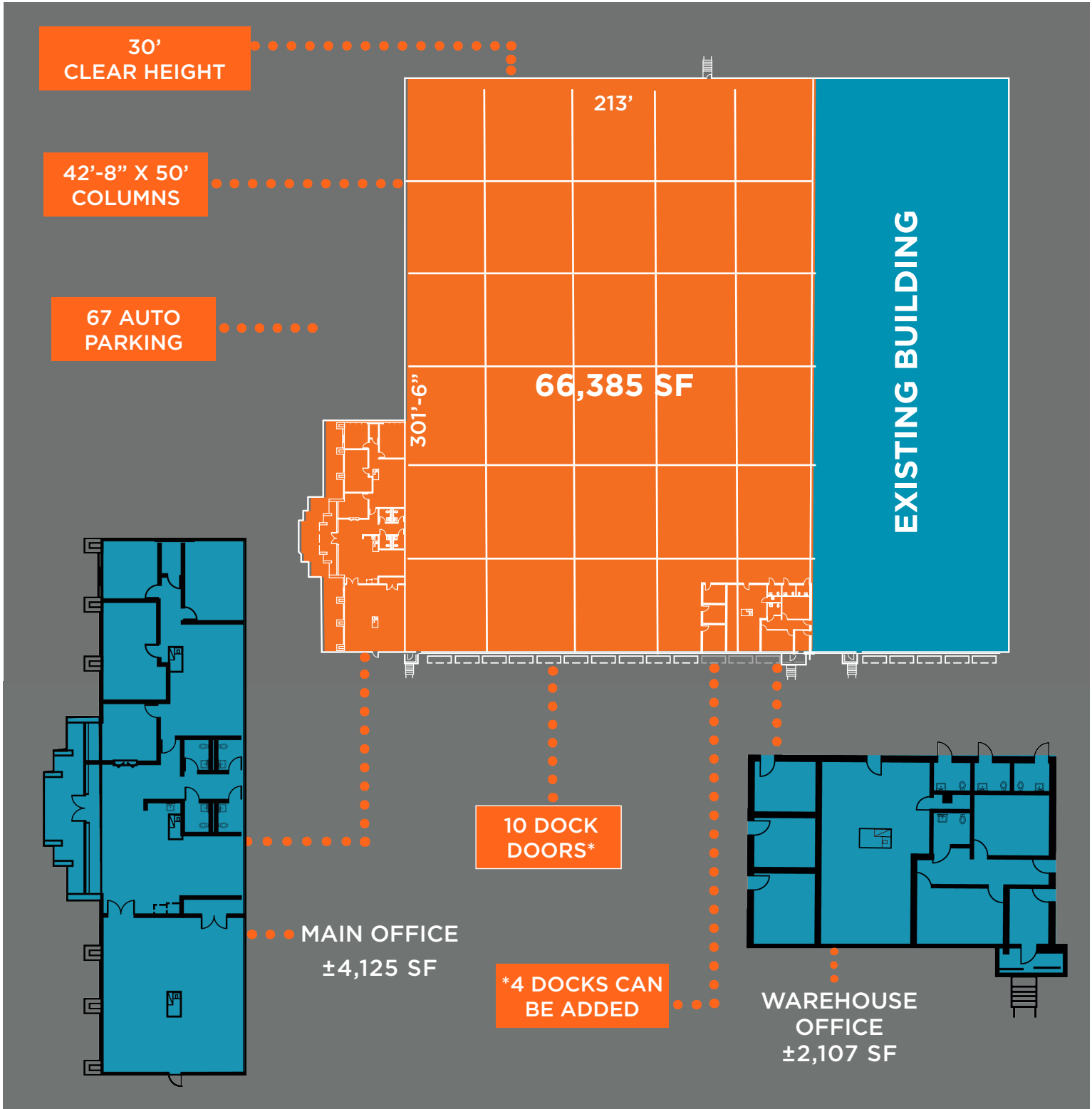


**POWER**  
800 AMPS,  
480 VOLT,  
3-PHASE



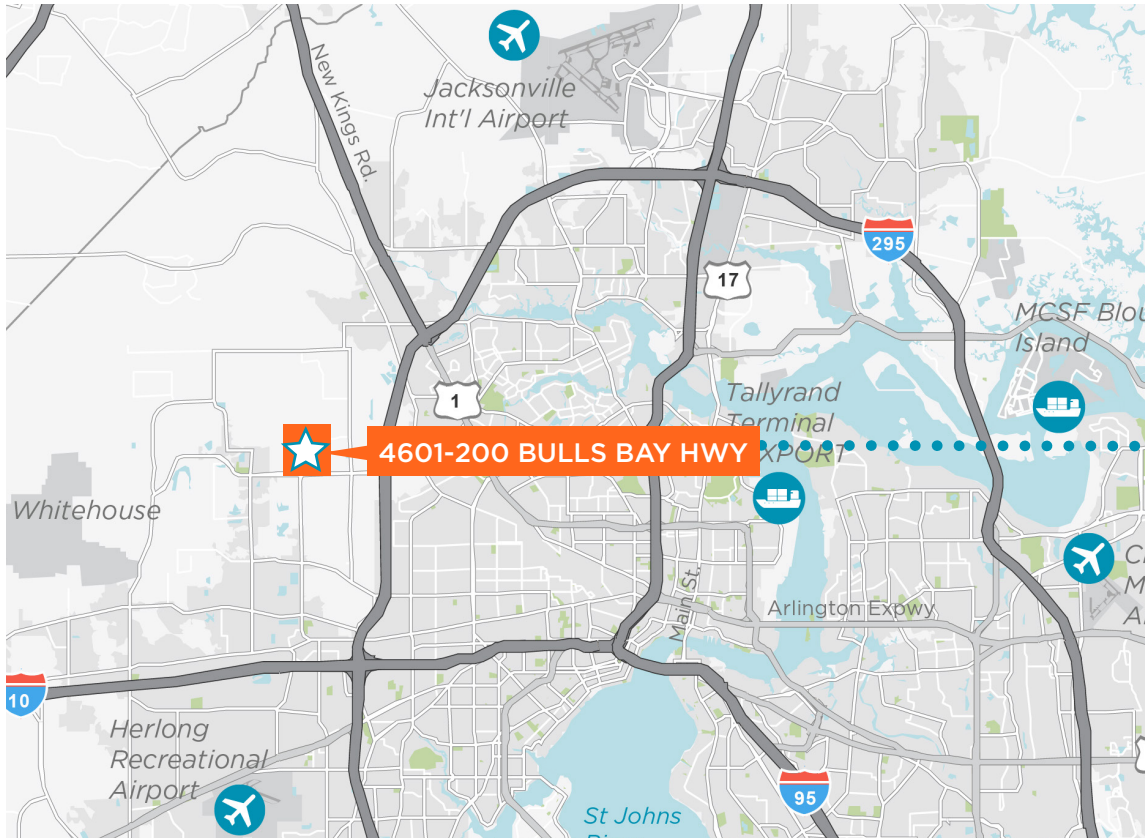
**ZONING**  
IL

## WESTSIDE INDUSTRIAL PARK










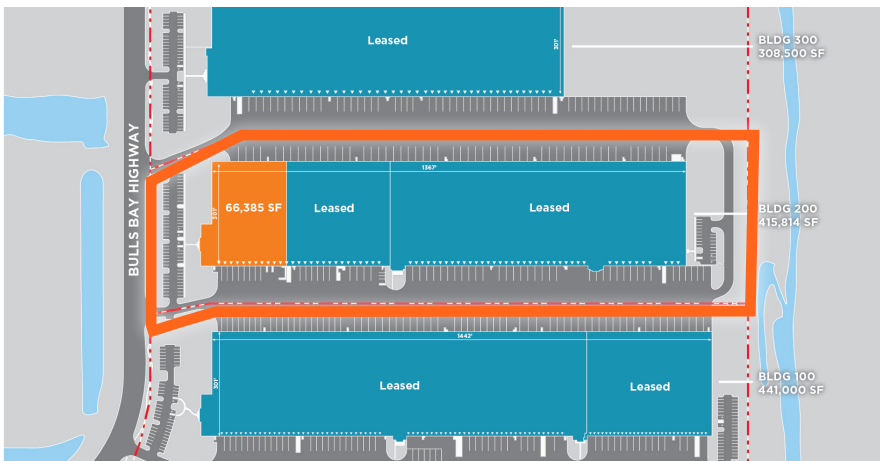
“ LOCATED AT THE GEOGRAPHIC EPICENTER OF THE SOUTHEAST REGION PROVIDES ACCESS TO A POPULATION OF OVER **30 MILLION RESIDENTS WITHIN A 6-HOUR DRIVE**, REACHING BOTH MIAMI AND ATLANTA ”

# LOCATION



## DISTANCE TO:

-  **I-295**  
2.3 Miles
-  **I-10**  
6.3 Miles
-  **I-95 North**  
12.6 Miles
-  **I-95 South**  
12 Miles
-  **Blount Island**  
20.8 Miles
-  **CSX Intermodal**  
4.3 Miles
-  **Jacksonville International Airport**  
13.5 Miles



# CONTACT

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