

Westside Distribution Center

5351-5357 Ramona Blvd. | Jacksonville, FL 32205

Colliers

For Lease | Dock High & Grade Level Suites
Lease Rate: \$11.00/SF | CAM: \$2.45/SF



The Westside Distribution Center is a four-building industrial park located off I-10 and Ramona Blvd in Jacksonville's Westside submarket between Lane Ave and Cassat Ave. The property offers a mix of dock-high and grade-level suites suited for distribution, light manufacturing, and service-oriented users. Its central, transportation-friendly location provides efficient access to the greater Jacksonville market.

- Building 5351: 24,010± SF | 5,600± SF Available (dock high)
- Building 5353: 25,250± SF | 2,400± SF Available (grade level)
- Building 5355: 25,200± SF | Fully leased
- Building 5357: 23,945± SF | Fully Leased



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PROPERTY Overview



2,400± & 4,800± SF



IL ZONING

Overview of Availability

Building 5351:

Suite 4-5: 5,600± SF

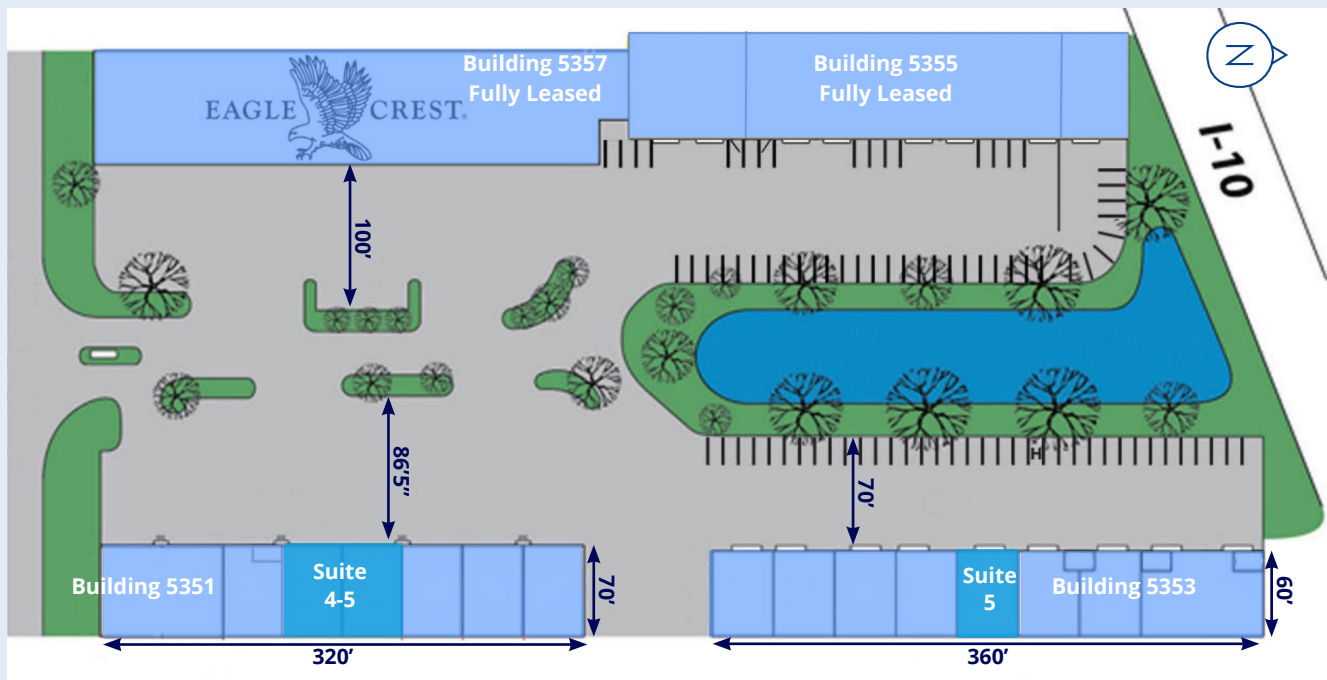
- 4,800±SF warehouse
- 800± SF office
- Dimensions: 80' W x 70' D
- (1) restroom
- (2) 10' x 12' dock high roll-up doors
- Available Immediately

Building 5353:

Suite 5: 2,400± SF

- 2,120± SF warehouse
- 280± SF office
- Dimensions: 40' W x 60' D
- (1) restroom
- (1) 10' x 12' grade level roll-up door
- Available Immediately

Address	5351-5357 Ramona Boulevard
Property Type	Industrial-Flex
Gross Building Area	98,405± SF
Property Size	6.91± AC
Zoning	Light Industrial
Submarket	Westside
Load Type	Dock-High & Grade-Level
Load Configuration	Front Load
Max Clear Height	20'
Power Service	200 amp, 3 phase power available
Utilities	Water, sewer, electric (JEA)
Loading	10' x 12' dock high doors 12' x 14' grade level doors
Truck Court	Shared
Parking	Ample
Storage	Outside storage not permitted
Access	24-hour gated access
Curb Cuts	Dual entry curb cut on Ramona Blvd



PROPERTY Photo Gallery



Location Distances

I-10 | .6 miles

I-295 | 2.2 miles

I-95 | 4 miles

CSX Intermodal - Moncrief Terminal | 4.1 miles

US 1 | 7 miles

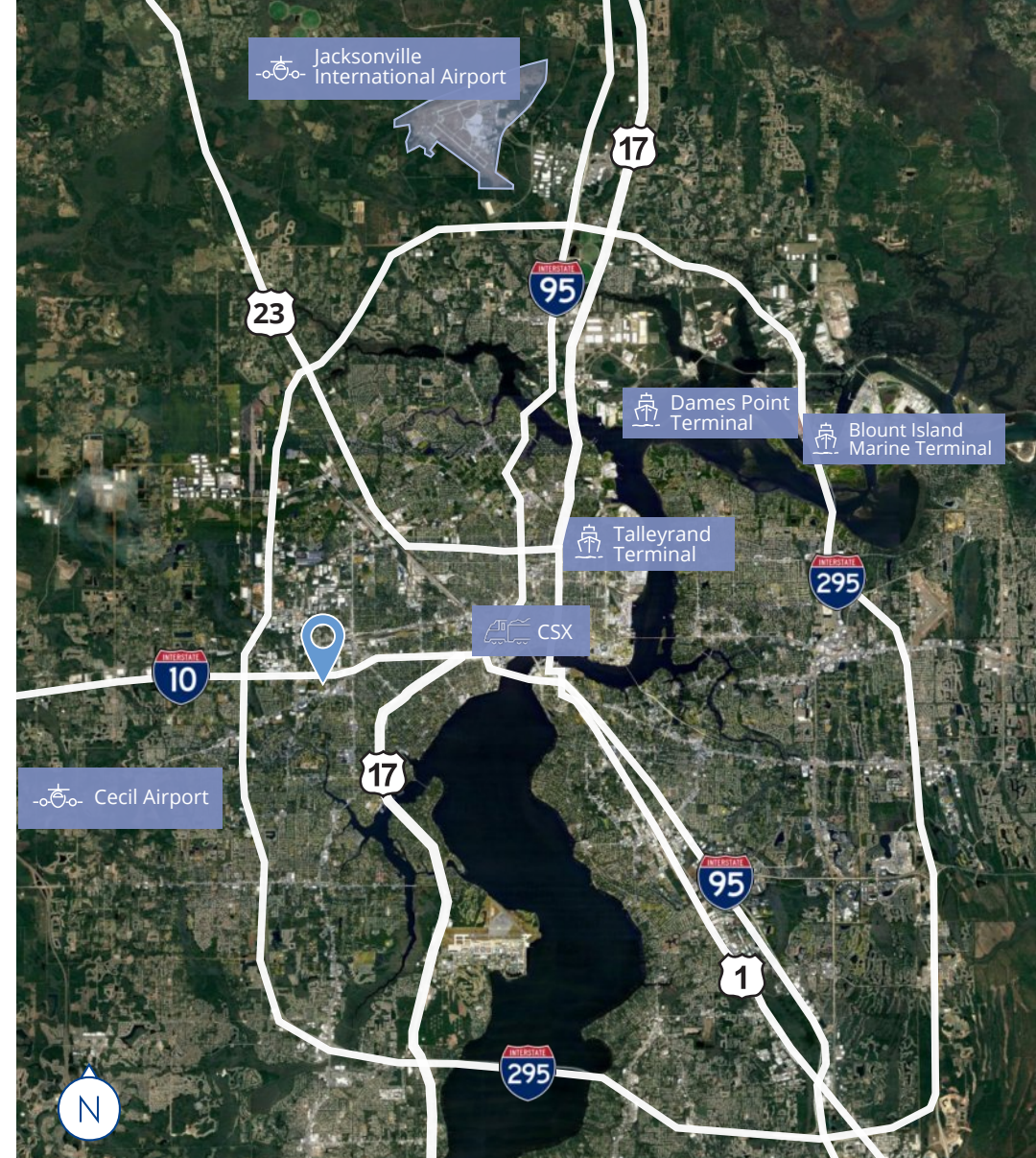
JAXPORT Talleyrand Terminal | 10 miles

Cecil Airport | 12.5 miles

JAXPORT Dames Point Terminal | 16.3 miles

JAXPORT Blount Island Terminal | 17.2 miles

JIA | 17.3 miles



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