



Wilson Blvd

2611 Old Middleburg Rd N

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For Lease | Westside Business Park

2611 Old Middleburg Rd | Jacksonville, FL 32210

Lease rate: \$12.00/SF + \$3.25/SF CAM



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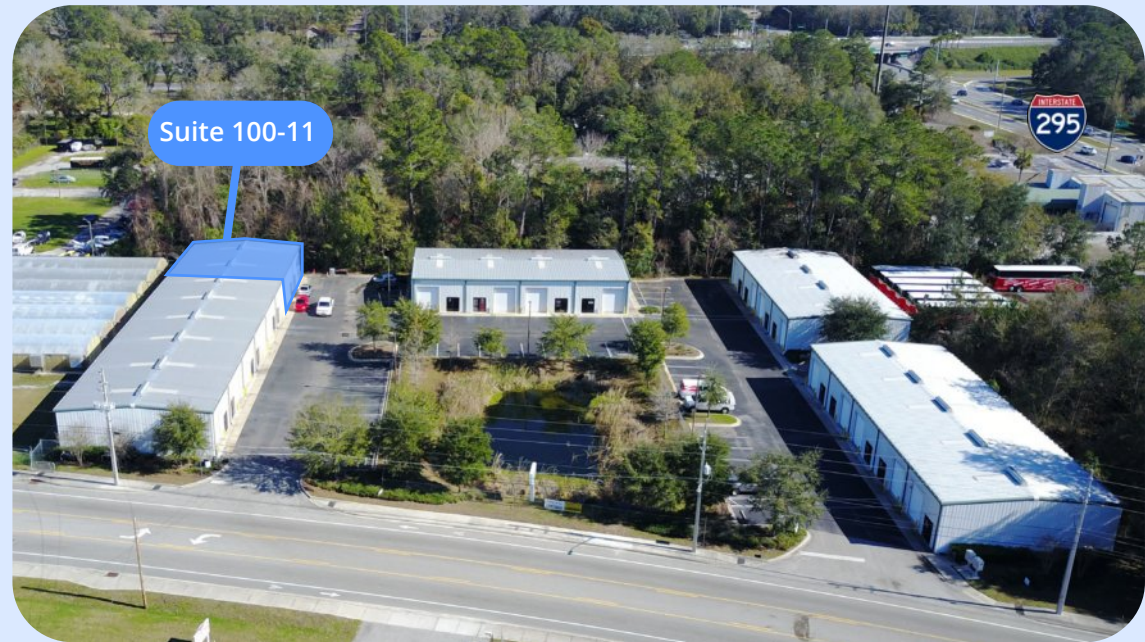
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PROPERTY Overview

Westside Business Park is a four building flex-industrial business park totaling 26,400± SF situated on 1.84± acres. This complex has multiple sizes and floor plans to choose from, which provides a wide range of uses and flexibility for many businesses.

Property Highlights

- Flex space available for lease in the Westside submarket of Jacksonville, FL
- Quick access to I-295
- Each suite has a small office and restroom
- Grade level roll-up door
- Zoned CCG-2
- Built in 2006
- 3 phase power



Demographics

Source: Esri, U.S. Census (2025)



**Population
(2025)**



**Population
Projection (2030)**



**Average Household
Income (2025)**



**Projected Average
HH Income (2030)**

	Population (2025)	Population Projection (2030)	Average Household Income (2025)	Projected Average HH Income (2030)
1 Mile	12,049	12,601	\$71,535	\$82,252
3 Mile	88,907	91,207	\$75,242	\$85,530
5 Mile	180,691	186,400	\$90,776	\$102,168

PROPERTY
Site Plan



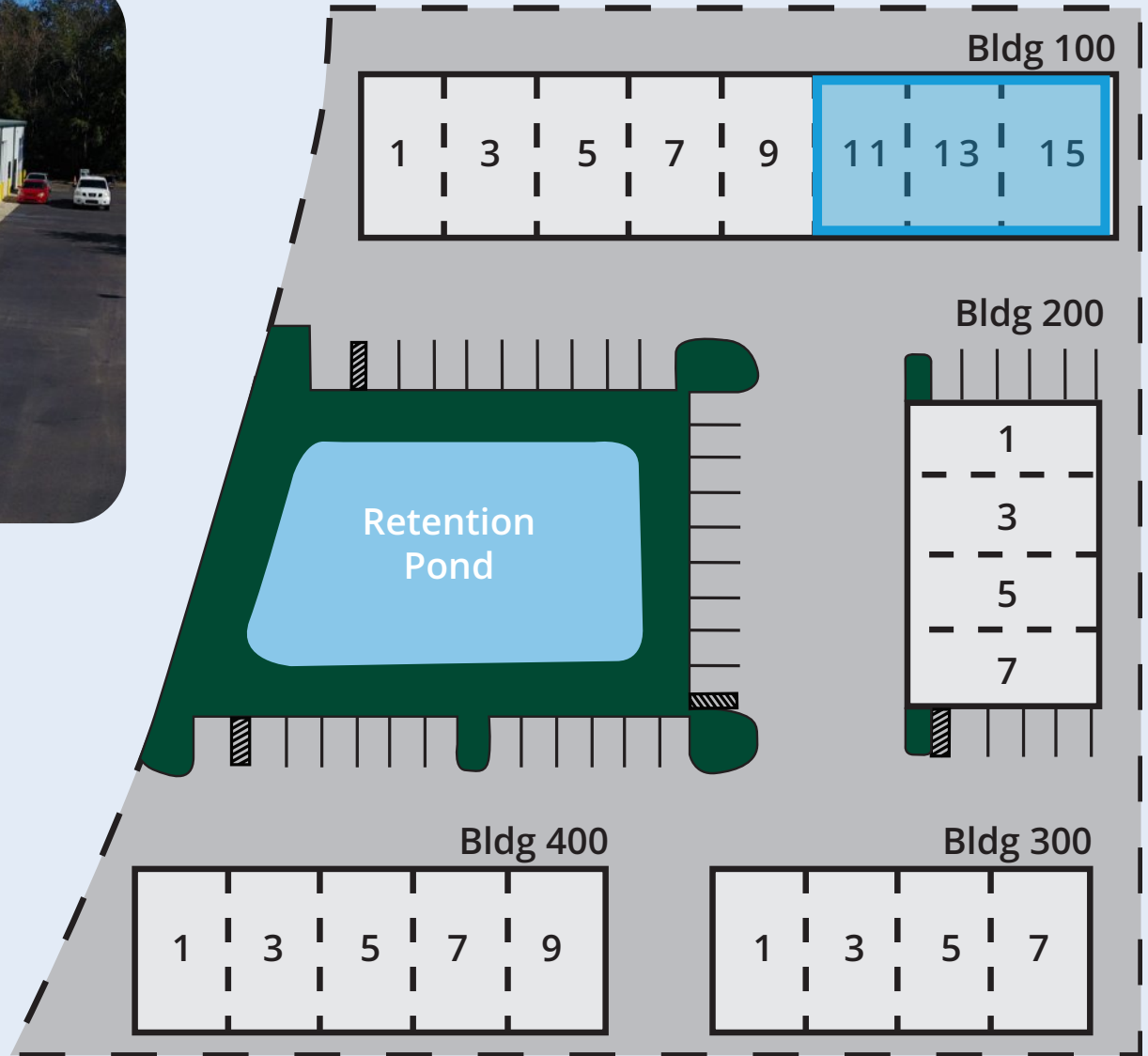
Availability

Suite 100-11: 3,750± SF

- Warehouse: 3,266± SF
- Office: 484± SF
- (3) grade-level roll up doors
- End cap unit

Base Rent: \$12.00/SF

CAM: \$3.25/SF



Floor Plan | Suite 100-11



Location

Distances

I-295 | .4 miles

I-95 | 8.9 miles

I-10 | 3.3 miles

US 17 | 3.6 miles

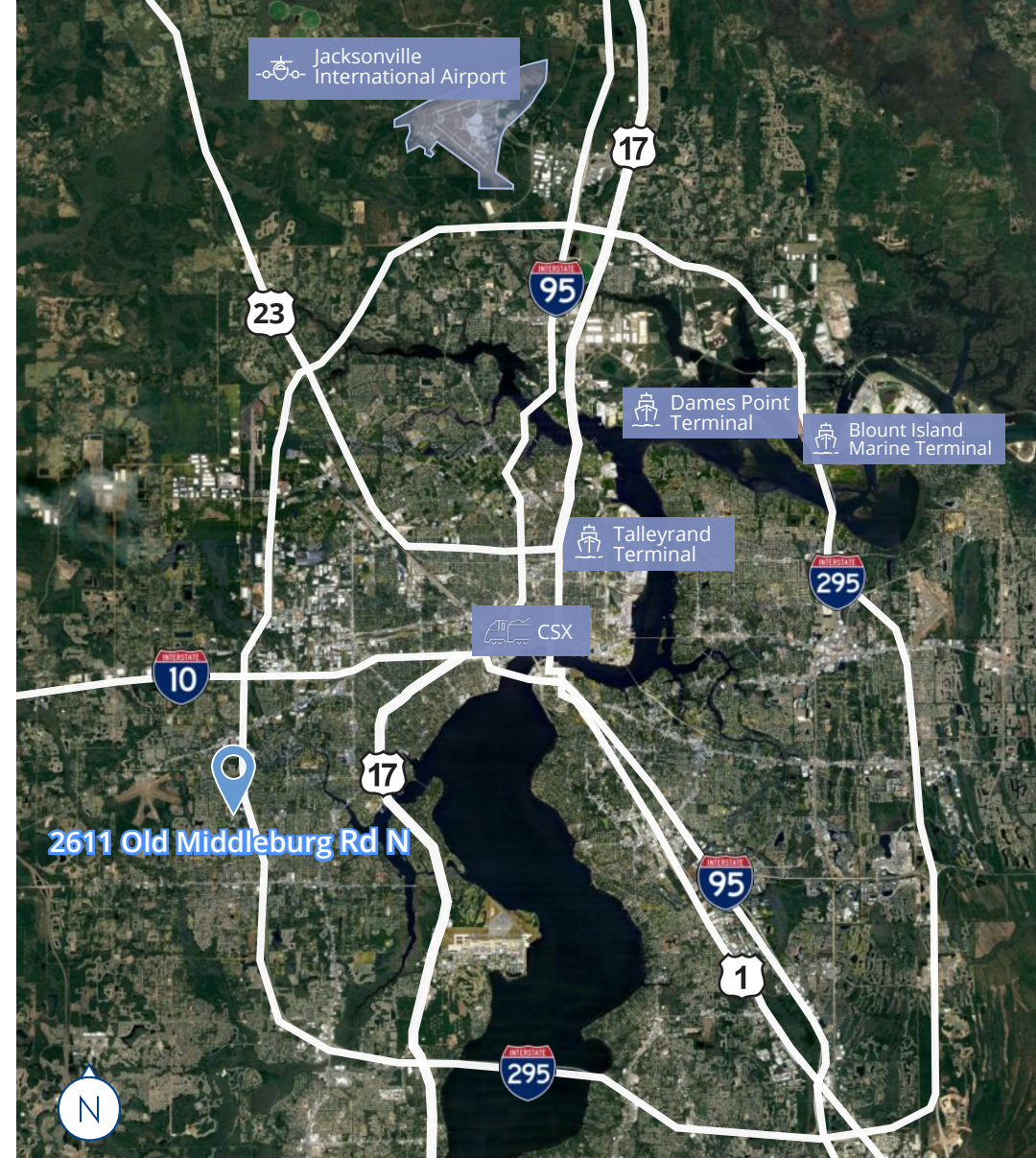
CSX Intermodal - Moncrief Terminal | 9.4 miles

JAXPORT Talleyrand Terminal | 14.4 miles

JIA | 20 miles

JAXPORT Dames Point Terminal | 21.3 miles

JAXPORT Blount Island Terminal | 23.2 miles



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