

FOR SALE

8510 Westside Industrial Drive

Jacksonville, Florida 32219

64,806 SF

Class A Industrial

30' Clear Height

100% HVAC Controlled

2007 Vintage

Vacant | Available Now

Property Highlights

Move-In Ready, Class A Quality

The building delivers with LED lighting, painted white walls, 14 dock-high doors with mechanical pit levelers, a drive-in ramp, and a 3,628 SF finished office. An owner-user can occupy with minimal capital.

30' Clear Height

Premium 30' clear height supports dense racking configurations for e-commerce, third-party logistics, and distribution operations.

Full-Building Climate Control

100% HVAC-controlled warehouse (65 to 75F) suits temperature-sensitive storage and improves working conditions across all 61,178 SF of warehouse space.

Approximately One Acre of Expansion Land

Additional land supports a laydown yard, trailer parking, or future building expansion, a flexibility that many competing buildings lack.

Below Replacement Cost for Owner-Users

Acquisition delivers below-replacement-cost occupancy in a Class A building, positioned well below the cost to build new in the Westside submarket.

AVAILABLE FOR SALE

64,806 SF

Class A Industrial | Vacant

Delivered Vacant. Available for Immediate Occupancy.

PROPERTY AT A GLANCE

Building SF	64,806
Clear Height	30'
Year Built	2007
Building Class	A
HVAC	100% Controlled
Expansion Land	~1 AC
Truck Court	120'
Condition	Move-In Ready

THE PROPERTY

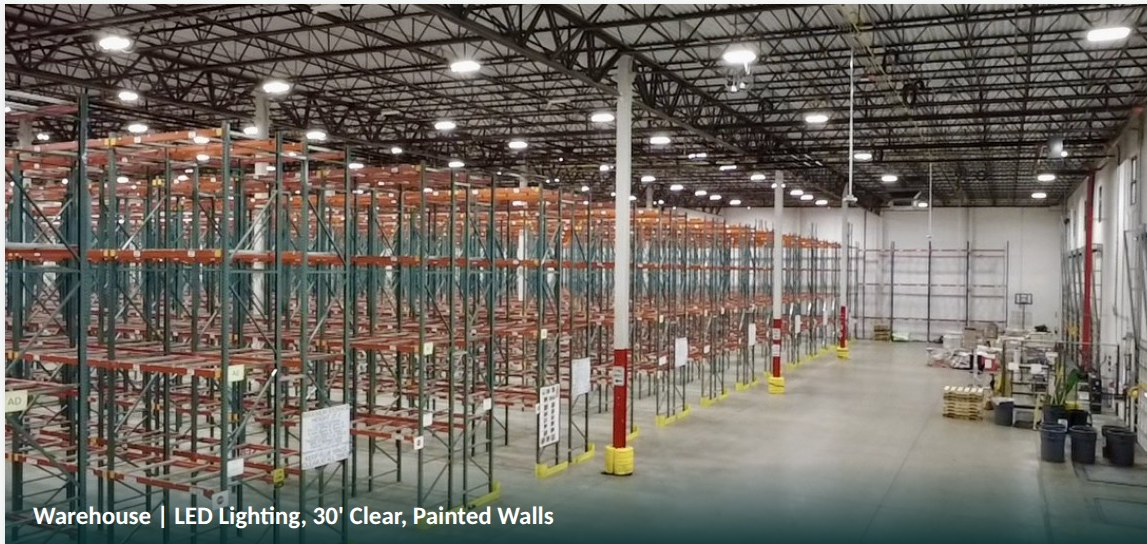
8510 Westside Industrial Drive



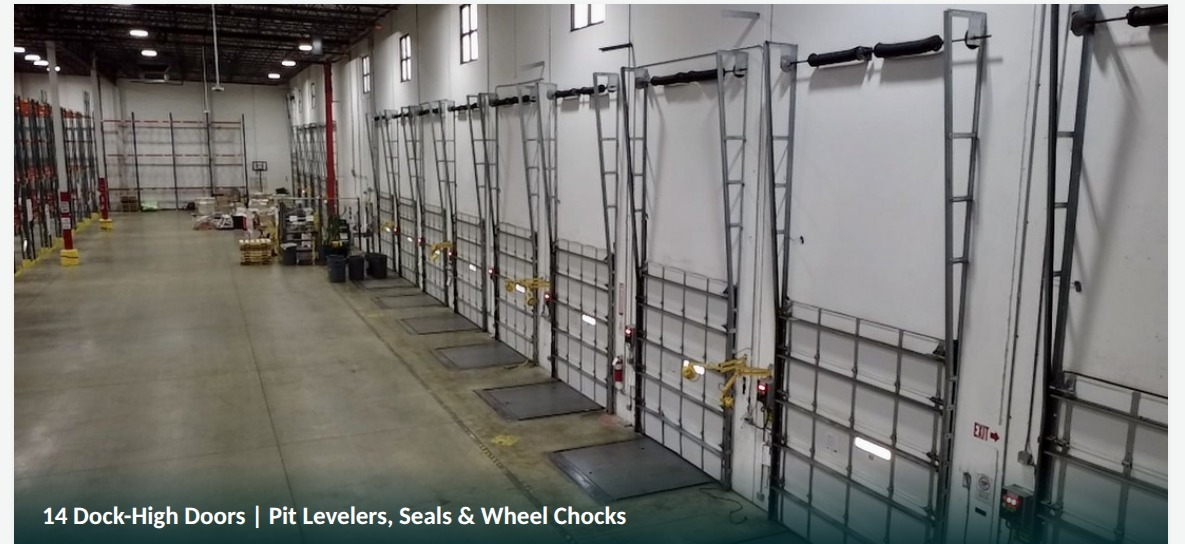
Aerial | Front Entry & Office



Aerial | Dock Court & ~1 AC Expansion Land

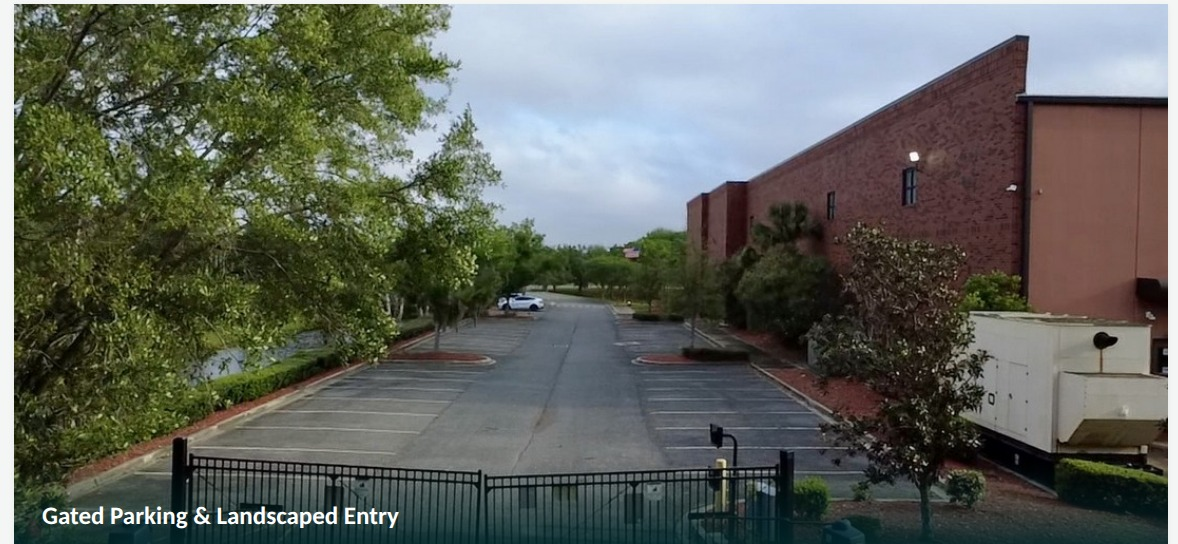
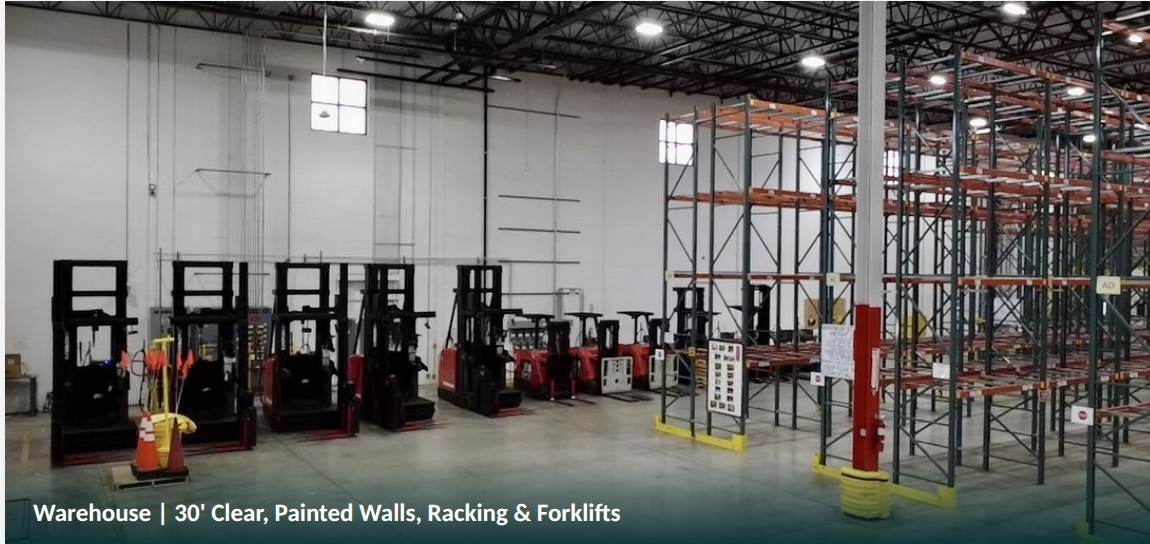


Warehouse | LED Lighting, 30' Clear, Painted Walls

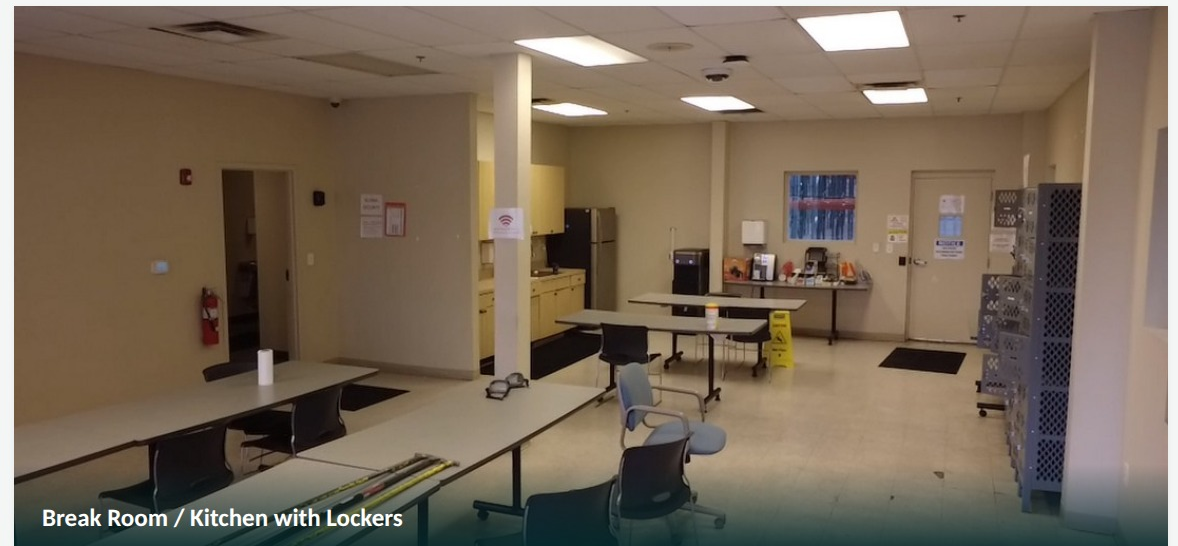
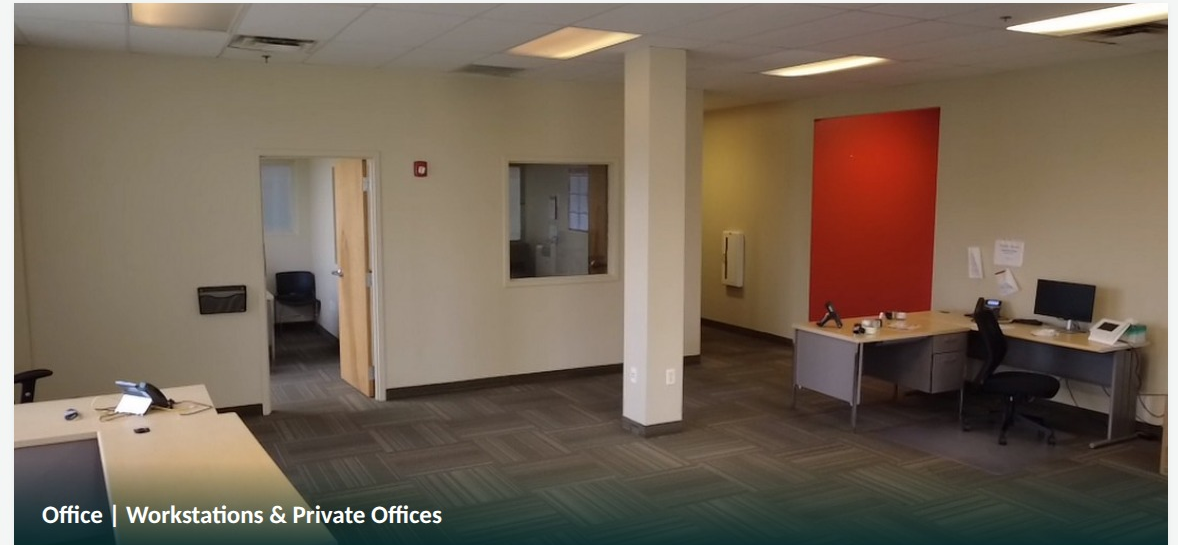
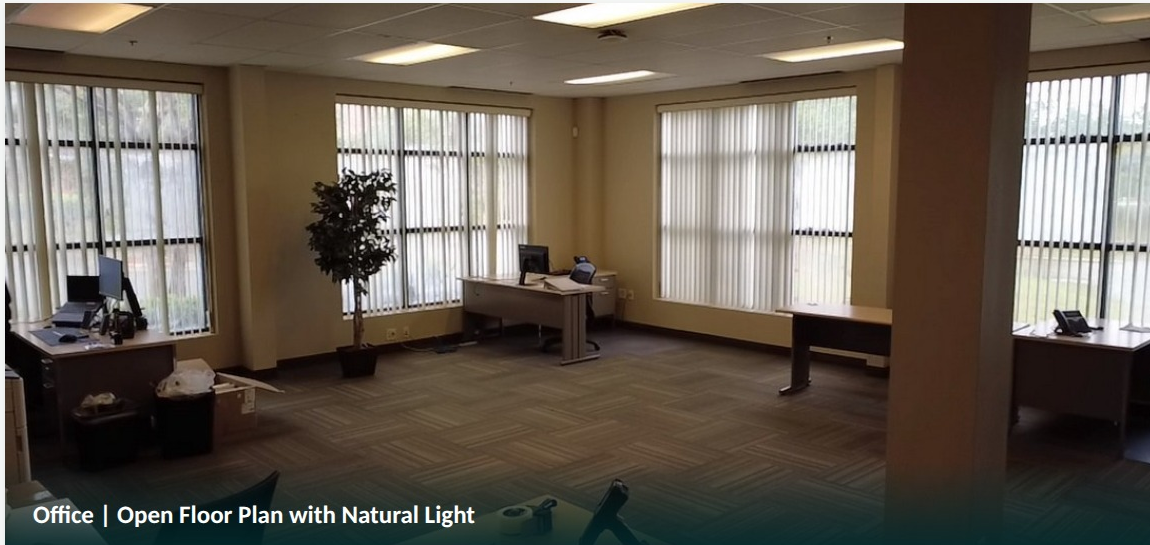


14 Dock-High Doors | Pit Levelers, Seals & Wheel Chocks

Warehouse & Site Features



Office & Common Areas



Building Specifications & Improvements

BUILDING SPECIFICATIONS

Address	8510 Westside Industrial Dr
Total RBA	64,806 SF
Warehouse	61,178 SF
Office	3,628 SF
Mezzanine	3,628 SF (not in RBA)
Clear Height	30'
Building Depth	240'
Truck Court	120'
Year Built	2007
Building Class	A
Dock Doors	14 Dock-High
Tenancy	Single-Tenant (Vacant)
Expansion Land	~1 AC
HVAC	100% Warehouse (65-75F)

EXISTING IMPROVEMENTS

- LED Lighting Throughout
- Interior Walls Painted White
- 3,628 SF Finished Office
- 14 Dock-High Doors w/ Mechanical Pit Levelers
- Dock Seals, Bumpers & Wheel Chocks at All Positions
- Temperature Controlled (65-75F)
- Drive-In Ramp
- Wet Pipe Sprinkler System
- Pallet Racking (negotiable)

Mechanical, Roof & Fire Protection

HVAC ROOFTOP UNIT SCHEDULE

100% HVAC-controlled warehouse (65 to 75F). All Carrier units. Two 2006 units are near end of service life; the remaining eight units are operational.

Equip #	Make	Model	Serial #	Year	Serves	Condition
RTU-8	Carrier	48TMD028	5106U32102	2006	Warehouse	Near End of Life
RTU-4	Carrier	48TMD028-511YA	5006U31540	2006	Warehouse	Near End of Life
RTU-9	Carrier	48TCED28	0718P20069	2019	Warehouse	Operational
RTU-7	Carrier	48TCED28	48TCED28	2020	Warehouse	Operational
RTU-6	Carrier	48TCED28	1819P19408	2020	Warehouse	Operational
RTU-5	Carrier	48TCED28	1819P19409	2020	Warehouse	Operational
RTU-3	Carrier	48FCDA05A2N6	1823C07839	2023	Warehouse	Operational
RTU-2	Carrier	48FCDA05A2N6	1823C078940	2023	Warehouse	Operational
RTU-1	Carrier	48FCDA05A2N6	1823C07841	2023	Warehouse	Operational
RTU-10	Mitsubishi	PUY-A24NH47	8XU10632A	2018	Server Room	Operational

ROOF

Type

TPO Single-Ply Membrane

FIRE PROTECTION

Sprinkler System

Wet Pipe

Electrical, Zoning & Site Details

ELECTRICAL

Total Service (Amps)	1,200
Voltage	277/480V
Phase	3 Phase
Lighting	LED (30+ FC)

STRUCTURAL

Construction	Brick / Steel Frame
Floor Type	Sealed Concrete

SITE DETAILS

Total Land Area	10.09 AC
Zoning	PUD (Light Industrial)
Auto Parking Spaces	100
Trailer Parking	~1 AC (Expansion / Laydown Yard)
Fenced / Gated	Yes (Truck Court)

LOCATION & ACCESS

Submarket	Westside
Distance to JAX Airport	15 Miles

CBRE

For more information, please contact:

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