

Westside Distribution Center

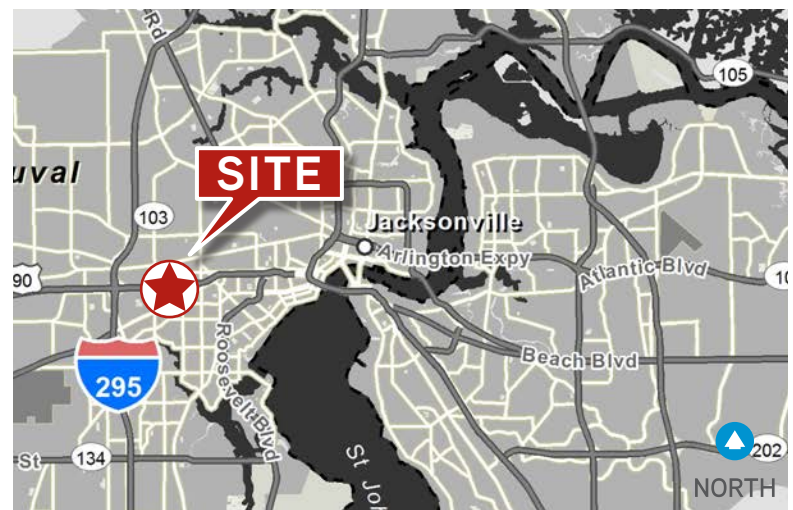
5351-5357 RAMONA BLVD., JACKSONVILLE, FL 32205

For Lease: 2,400± SF



Property Features

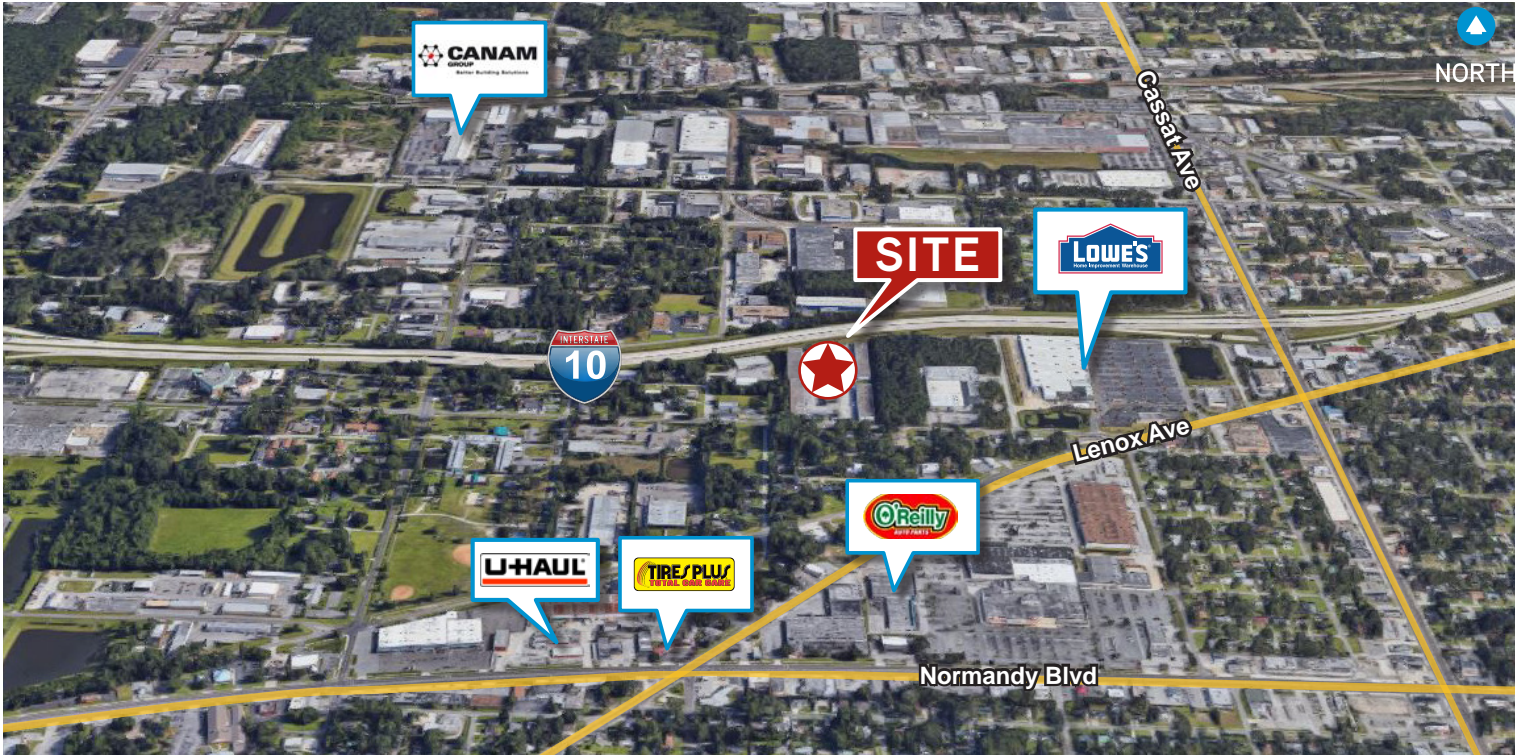
- Two 2,400± SF suites available
- Secure complex with electronic gate and keypad access
- Property Management on site
- 3-phase power available
- Zoned light industrial
- Concrete block construction
- 20' clear height
- Lease Rate: \$8.50/SF (NNN)
- NNN Rate: \$1.61/SF



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Property Features and Location



Suite 3 Entrance



Gated Access



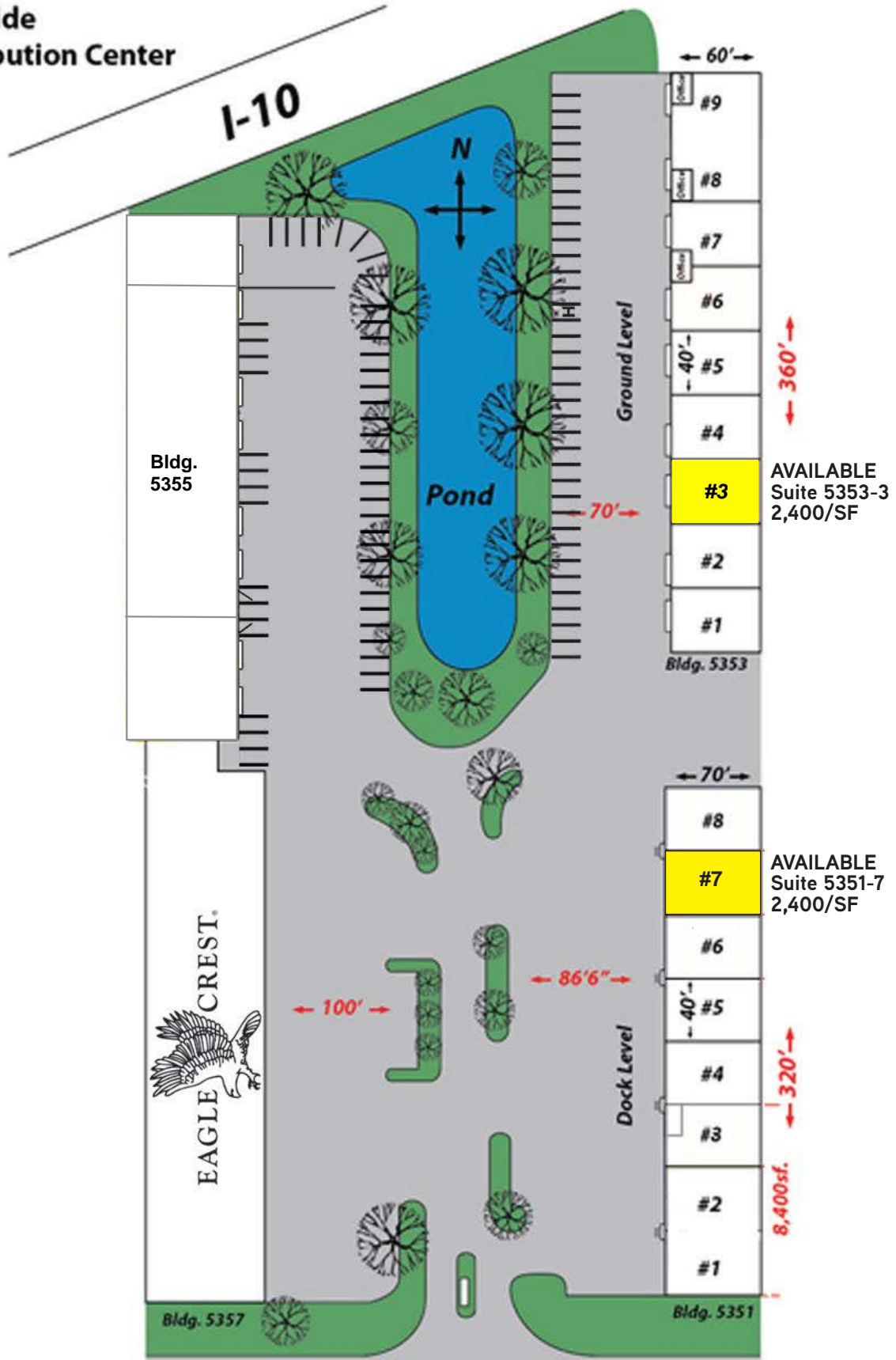
I-10 Frontage



Ample Parking

Site Plan

Westside Distribution Center



Property Details

Location Information

Building Name	Westside Distribution Center
Street Address	5351 Ramona Blvd.
City, State, Zip	Jacksonville, FL 32205
County	Duval
Market	Westside
Nearest Highway	I-10

Area Demographics



Current Population
(2018)
155,657



Projected Population
(2023)
162,116



Average Household Income (2018)
\$59,587



Projected Average Household Income (2023)
\$70,296

Building Information

Total Building Size	97,804 ± SF
Price per SF	\$8.50/ SF NNN
NNN Rate	\$1.61/SF
Tenancy	Multi-Tenant
Number of Buildings	4
Zoning	Industrial Light
Lot Size	6.91± AC
Parcel ID#	059577-0000
Power	20a/220v 3p
Clear Height	20'
Drive-Ins /Docks	1 per 2,400± SF
Construction Type	Masonry
Parking	Ample

