



201

301

# For Lease

8019 Bayberry Road | Jacksonville, FL 32256

**Total:** 115,580± SF | **Unit 201:** 46,980± SF | **Unit 301:** 68,600± SF

## Fully renovated facility. Upgrades include:

- Removal of the former mezzanine office to create an open, efficient warehouse layout
- Refreshed office space featuring new paint, flooring, and ceiling finishes
- White boxed warehouse
- LED lighting throughout
- Fresh exterior paint for a clean, modern appearance
- Updated landscaping to enhance curb appeal

**VIRTUAL TOUR**

Bayberry Rd

**Seda Preston**

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Jacksonville, FL 32202  
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# Property Details - Unit 201

8019 Bayberry Rd | Jacksonville, FL 32256

Total Building	115,580 SF
Unit 201	46,980 SF
Office	To Suit
Dimensions	146'd x 323'w
Column Spacing	36' x 40'
Clear Height	25'
Roof	60-mil TPO Membrane
Loading	Side
Dock High Doors	4 (Expandable)
Drive In Doors	To Suit
Truck Court Depth	90'
Sprinkler System	Wet Pipe: Suppression System Suitable Up To Class I-IV Commodities
Electric Service	2,000a, 480/277v, 3p, 4w
WH Lighting	LED Motion Sensored
Auto Parking	23
Generator	Caterpillar - 400 KW, 1,000 Gallon Above Ground Diesel Tank
Year Built	1979 Renovated 2026





# Property Details - Unit 301

8019 Bayberry Rd | Jacksonville, FL 32256

Total Building	115,580 SF
Unit 301	68,600
Office	3,010 SF
Dimensions	217'd x 314'w
Column Spacing	35' x 40'
Clear Height	25'
Roof	60-mil TPO Membrane
Loading	Side
Dock High Doors	10
Drive In Doors	1
Truck Court Depth	120'
Sprinkler System	Wet Pipe: Suppression System Suitable Up To Class I-IV Commodities
Electric Service	700a, 480/277v, 3p, 4w
WH Lighting	LED Motion Sensored
Auto Parking	30
Year Built	1979 Renovated 2026



# Aerial View

8019 Bayberry Rd | Jacksonville, FL 32256



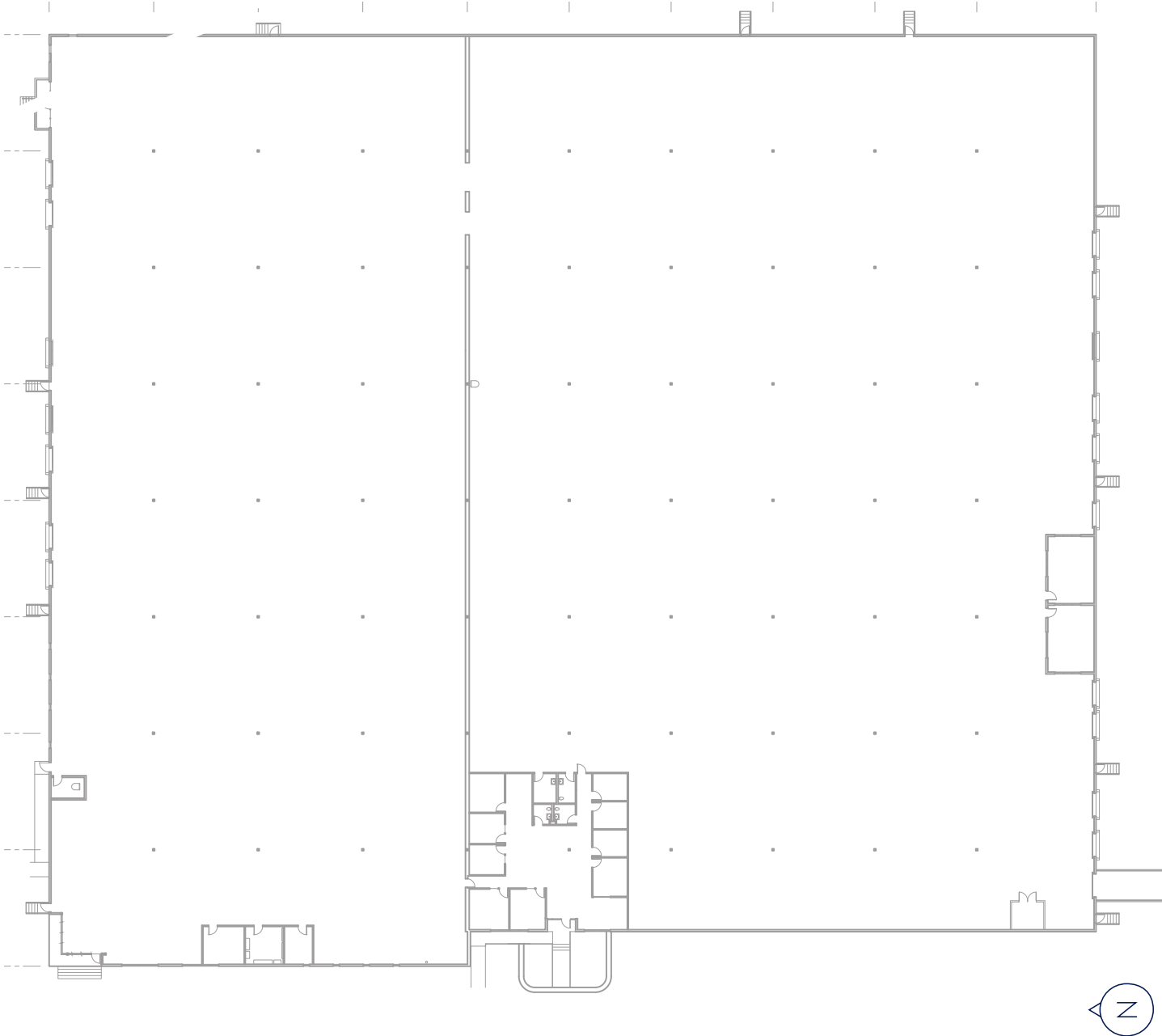
8019  
Bayberry Rd  
115,584 SF

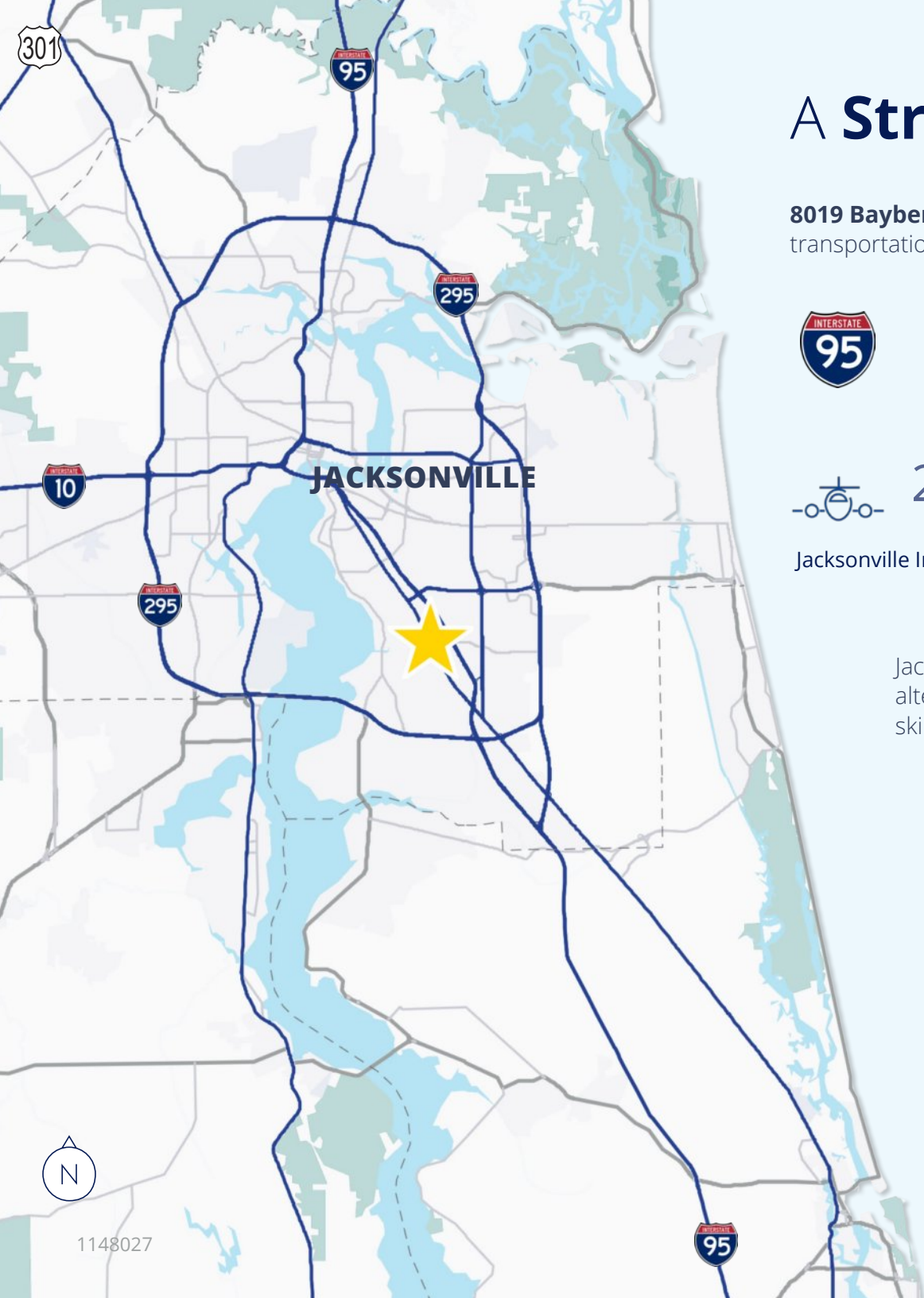
Less than 1 mile  
to full interchange at I-95



# Floor Plan

8019 Bayberry Rd | Jacksonville, FL 32256





# A **Strategic** Location

**8019 Bayberry Rd** provides excellent connectivity to the region's major transportation infrastructure.



1.0  
Miles



4.5  
Miles



11.6  
Miles



24.7  
Miles



3.0  
Miles



18.5  
Miles

Jacksonville Int'l Airport

Florida East Coast Railway

JAXPORT Marine Terminals

Jacksonville's strong regional demographics offer an affordable alternative to other metros in Florida and a high quality of life for skilled labor with a growing workforce.

**1,696,786**

2023 Total Population  
Jacksonville MSA  
*ESRI*

**8%**

Population Growth  
(2019 - 2023)  
*ESRI*

**#6**

MSA in 2023 Migration  
Population Growth  
*LinkedIn 2023*





Contact Us

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**PROCRAFT**  
 CABINETRY  
 JACKSONVILLE, FL

Budget  
 Office  
 Interiors

**PEPSICO**  
**FedEx**

**at** AMERICAN  
 TECHNICAL  
 CERAMICS

**COASTAL**  
 SHOWER DOORS

**Keurig**  
**DrPepper**

**MUSSALLEM GALLERIES**  
 LUXURY RUGS • FINE ART • ANTIQUES • OBJETS D'ART

**J TURNER**  
 DESIGN CO.

**S&P**  
 ADVANCING  
 VENTILATION

**CAMPBELL**  
 FULL SERVICE MECHANICAL  
 CONTRACTORS SERVING THE TRI-STATE

**Medtronic**

**8019**  
**Bayberry Rd**

**MAC PAPERS**  
 + PACKAGING

**CUBESMART**  
 self storage

**tierpoint**

**JPS**  
 JAGUAR POWER SPORTS

**CONCENTRIX**

**FSM**

**CUBESMART**  
 self storage

**Suddath** **EDGE**

**pci** **CONSER** **COMPASS ROSE**  
 Mayflower FOUNDATION

**SUN**  
 PHARMA

**CHAMPION**  
 BRANDS



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