

**FOR
LEASE**

**189,790± -
392,006± SF
Available**



INDUSTRIAL FACILITY

8040 Bayberry Rd | Jacksonville, FL 32256



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Secure entry vestibule



Large open office



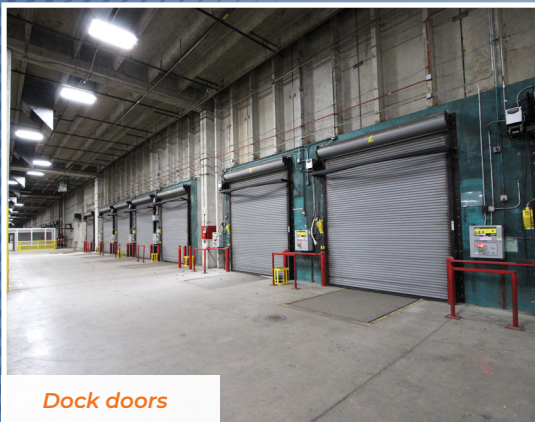
Large kitchen



Warehouse breakroom



Loading docks



Dock doors



Warehouse



Warehouse

PROPERTY OVERVIEW

Immediate Occupancy: Fully Equipped Bulk Industrial Facility

Position your manufacturing or distribution operations for immediate success in this rare bulk industrial facility located in Jacksonville's Southside submarket. Designed for efficiency and flexibility, the facility offers a turnkey solution with existing operational enhancements that reduce capital expenditure and accelerate occupancy.

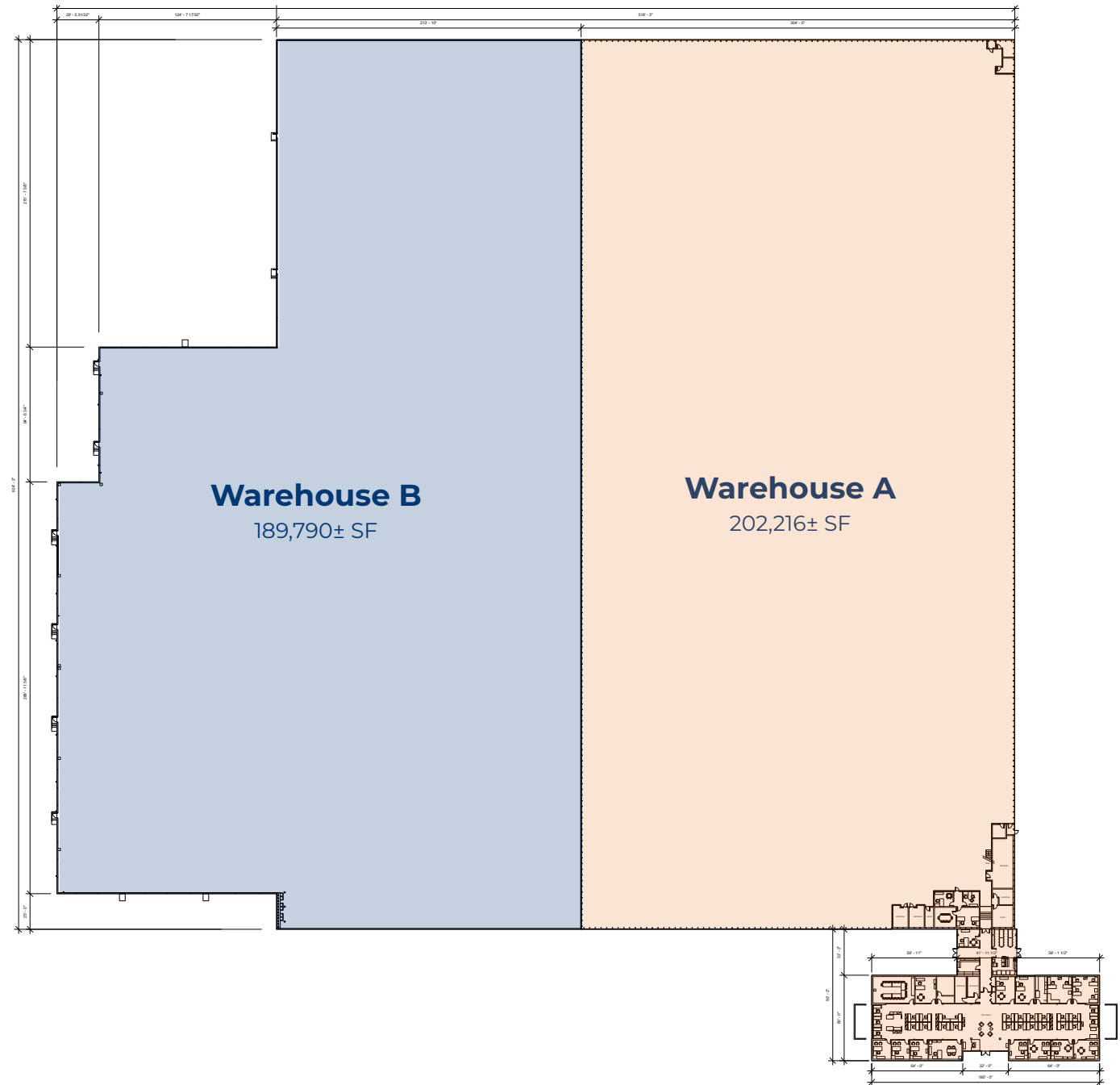
The building features robust infrastructure, including functional office space, gang restrooms, large break rooms, fully equipped loading docks, LED lighting, HVLS fans, a diesel generator and much more. A newly installed roof provides long-term durability and minimizes near-term maintenance concerns.

Site Area	14.03± acres
Building Area	392,006± SF
Office	Main: 10,751 SF WH: 3,010 SF Mezz: 1,478 SF
Bldg. Dimensions	672' d x 624' w
Column Spacing	30'd x 63'w
Clear Height	23'
Dock High Doors	22
Drive In Doors	3 total - 2 grade level and 1 ramp
Dock Packages	45K lb. pit levelers, motorized roll-up doors, dock lights and dock shelters
Floor Slab	6' concrete
Configuration	Side load
Truck Court Depth	120'
Sprinklers	Wet Pipe System for Class I - IV Commodities
Electric Service	Two services: 1,600amp and 2,000amp - 277/480 volt, 3 phase, 4 wire
Warehouse Lighting	LED
Warehouse Ventilation	HVLS and/or jet stream fans in all bays
Roof	115 mil fleeceback TPO over modified bitumen - installed 2026
Gas	Natural gas line to the property
Generator	Caterpillar - 900 KW, 3,000 gallon diesel
Car Parking	167
Off Dock Trailer Stalls	15 expandable
Fencing	Fully secured, gated perimeter

DIVISIBILITY OPTIONS

**189,790± - 392,006±
SF available**

- » **Option 1:**
392,006 SF (Full Bldg)
- » **Option 2:**
202,216 SF (Warehouse A)
- » **Option 3:**
189,790 SF (Warehouse B)



SITE ACCESS

8040 Bayberry Rd
Jacksonville, FL 32256



STRATEGIC LOCATION

8040 Bayberry Rd provides excellent connectivity to the region's major transportation infrastructure.



Highway

I-95 | 1 mile
I-295 | 4.5 miles
I-10 | 11.6 miles



Railway

3.0 Miles



Airport

24.7 miles



Seaport

18.5 Miles

A gem of the Southeast, Jacksonville combines a high quality of life, a growing skilled talent pool and a cost-effective alternative to other major Florida metros—making it an ideal destination for business and lifestyle.

1.79M

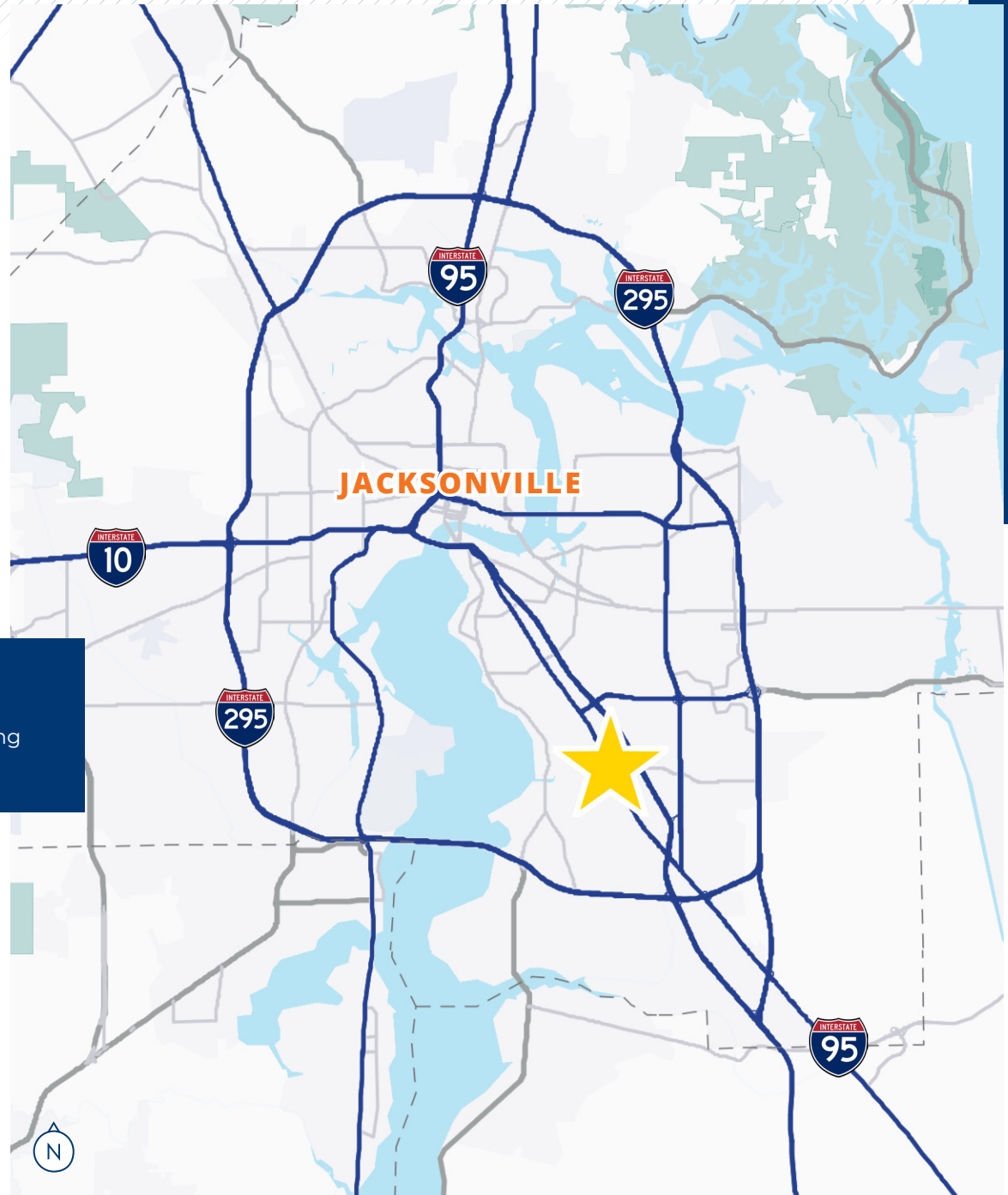
2025 Total Population,
Jacksonville MSA
US Census Bureau

1.4%

Annual Population Growth
(2019 - 2023)
US Census Bureau

#3

Top Large U.S. Cities for
Economic Growth
CoworkingCafe



NEARBY INDUSTRY

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For more information, contact:

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