

NOW PRE-LEASING

Sunbeam Park

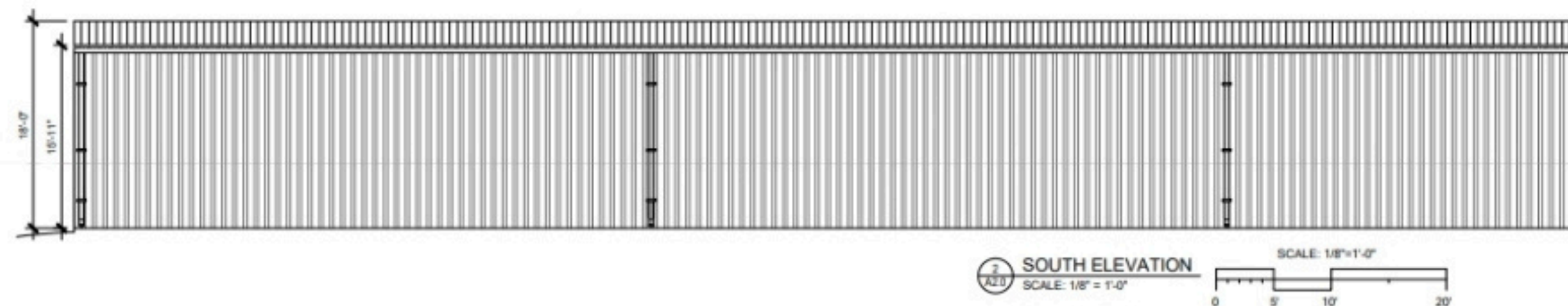
Pre-Leasing
Listing

4586 Sunbeam Rd.
Jacksonville, FL 32257
FLEX WAREHOUSE

Ready September 2026

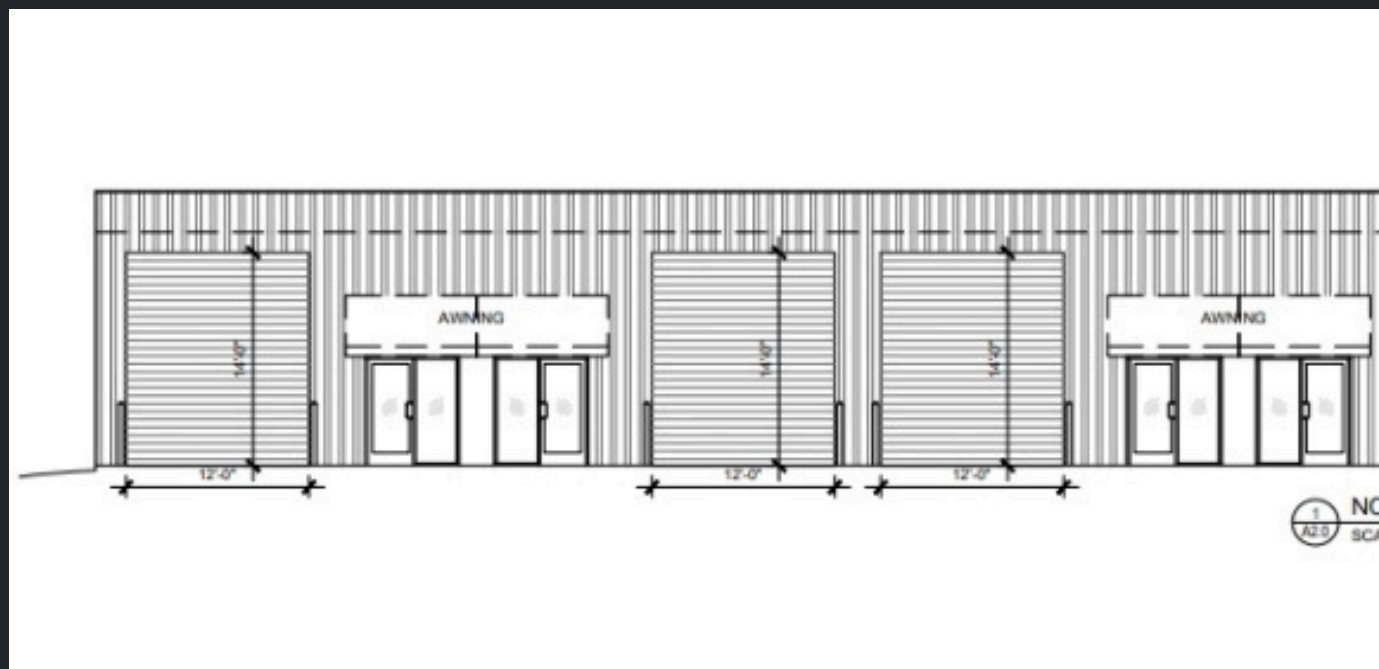
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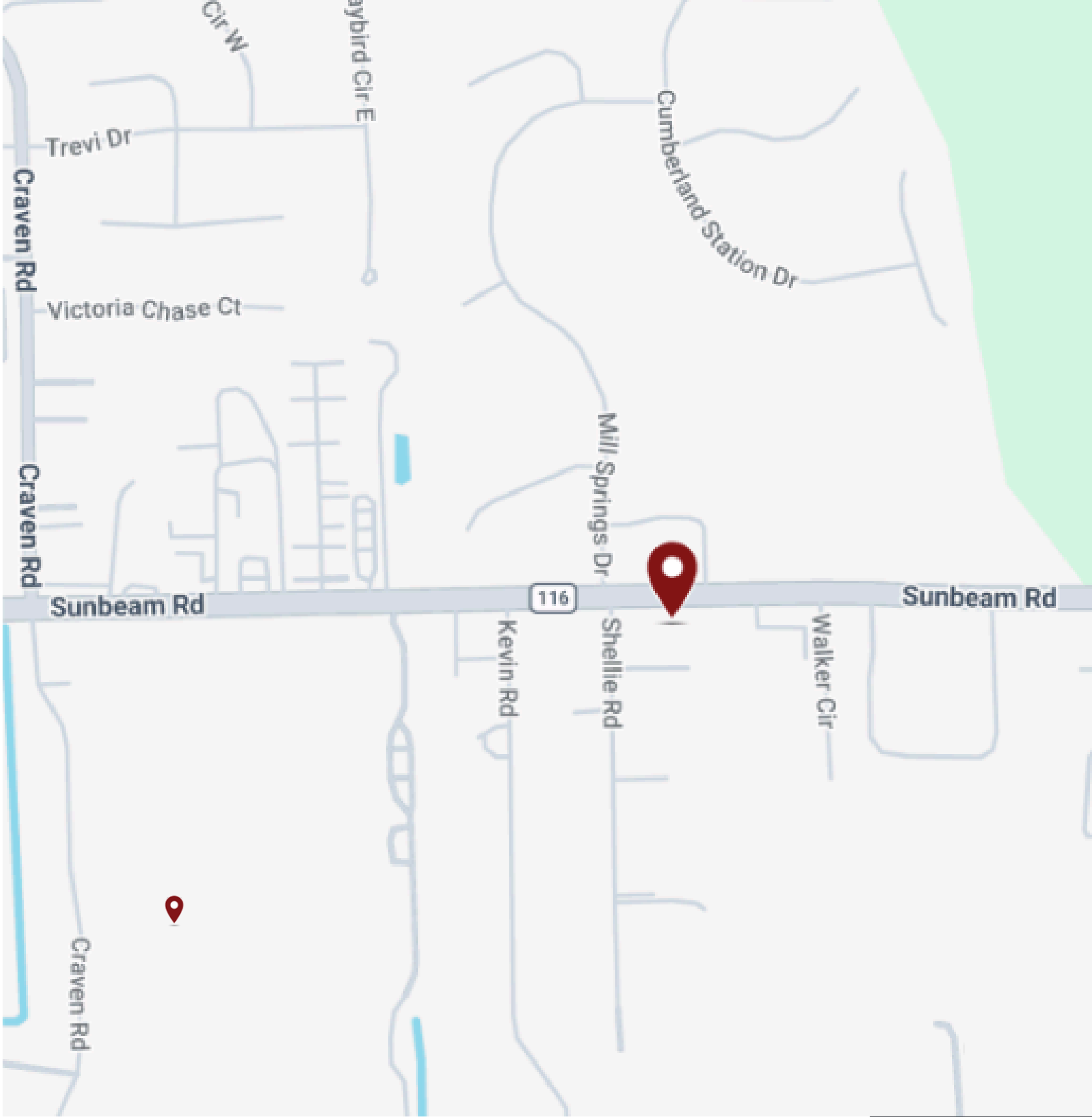


Overview

4586 Sunbeam Road presents an industrial opportunity tailored for operational efficiency and owner investment. This durable facility offers a well-laid-out footprint with generous clear-span interiors, durable loading accommodations, and reliable utility infrastructure. The property is marketed by SVR Commercial LLC and benefits from streamlined ingress/egress that supports high-density logistics or manufacturing operations. A gritty exterior with reinforced construction reflects its suitability for demanding industrial tenants while the secure yard area accommodates equipment staging and truck maneuverability. With thoughtful updates to critical systems, this asset stands ready to support immediate occupancy and long-term operational continuity.



- **Well-laid out footprint optimized for efficient operations**
- **Durable loading accommodations for frequent shipments**
- **Streamlined ingress and egress for truck traffic**

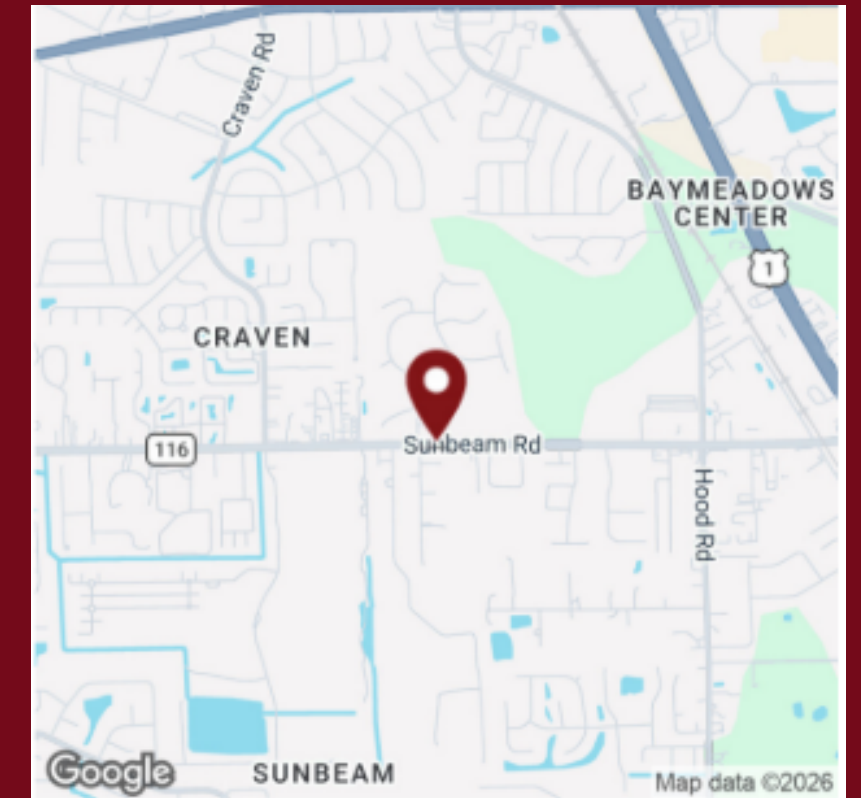
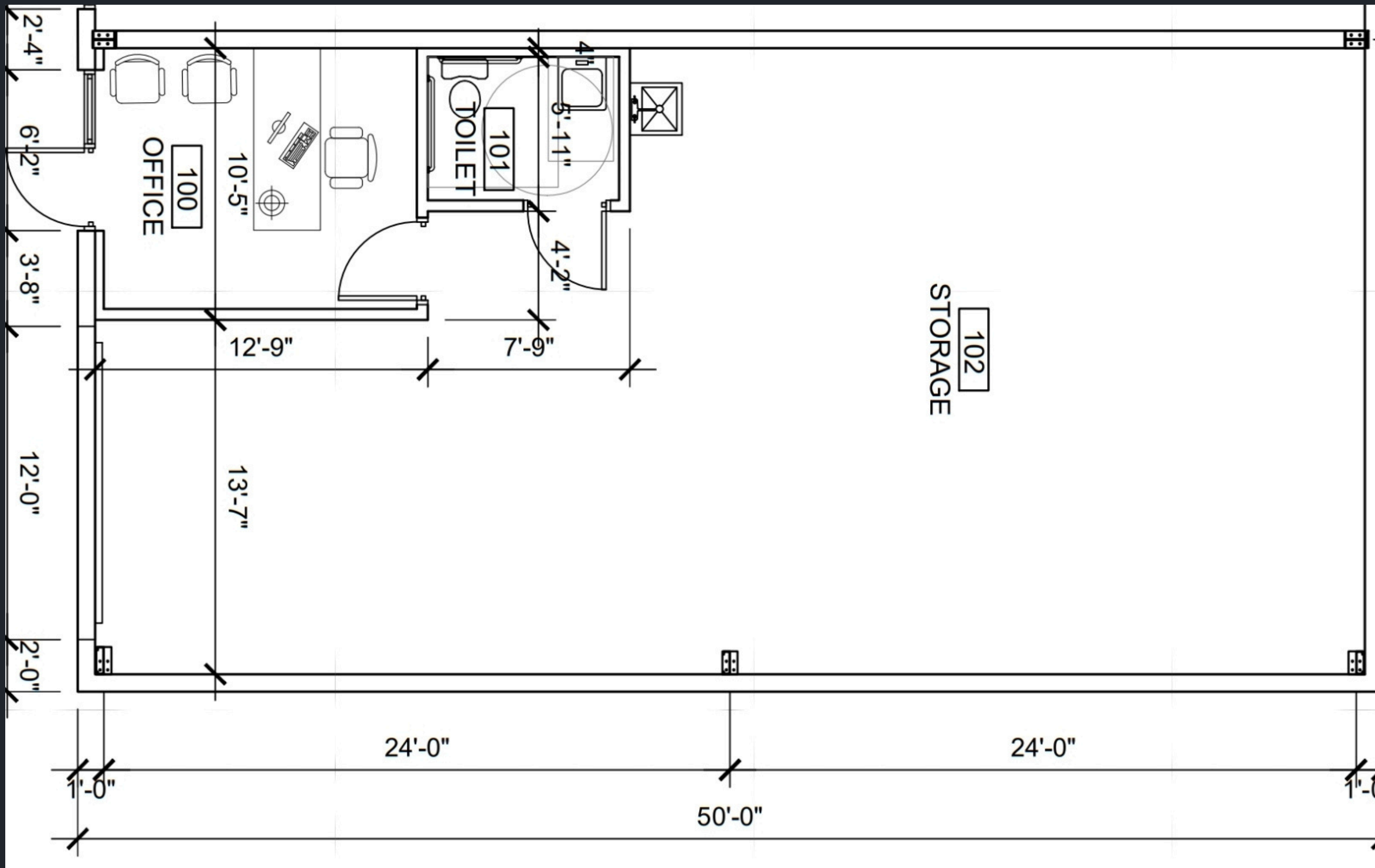


Prime Location

Lease Rate:	14 SF/yr (NNN)
Building Size:	10,000 SF
Available SF:	1,200 - 9,800 SF
Lot Size:	46,174 Acres
Year Built:	2026
Zoning:	PUD

- **Proximity to major roadways for easy access.**
- **Secure yard area for equipment staging and packing**

Sunbeam Park



4586 Sunbeam Road
Jacksonville, FL 32257

PRE-LEASING LISTING

Clear-span interior supports manufacturing or logistics with the ability to combine small office with generous warehouse space.

SVR COMMERCIAL

Demographic Overview

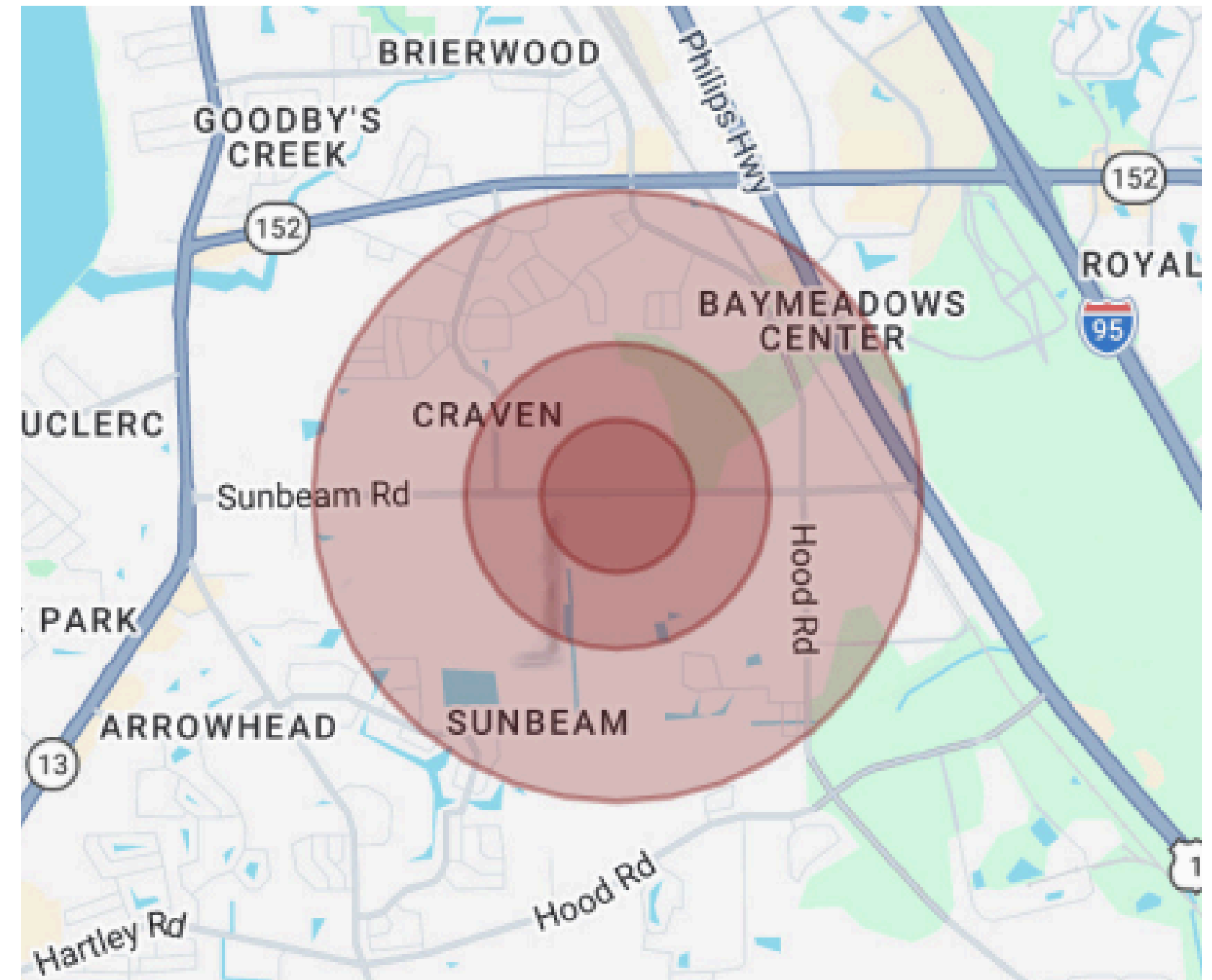
4586 Sunbeam Rd.

DEMOGRAPHIC RADIUS RINGS

Population (1 mi)	Avg. HH Size(1 mi)	Avg. Age (1 mi)	Avg. HH Inc. (1 mi)
10,177	2.3	40.5	\$104,952

DEMOGRAPHIC SUMMARY

Population	.25 Mile	.5 Mile	1 Mile
2025 Population	520	2,428	10,177
Average Age (Male)	39.9	40.1	39.3
Average Age (Female)	38.6	39.6	39.8
2025 Average Age	40.9	41.2	40.5
Households			
Total Households	196	980	4,432
# of Persons per HH	2.7	2.5	2.3
Average HH Income	\$105,511	\$102,732	\$104,952
Average House Value	\$362,469	\$343,799	\$325,630



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Schedule Your Tour Now!!!



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