



Garnett Commercial Real Estate, Inc.  
7807 Baymeadows Road East  
Suite 405, Jacksonville, FL 32256  
904-855-8800  
[jgarnett@ccim.net](mailto:jgarnett@ccim.net) / [www.jackgarnett.com](http://www.jackgarnett.com)  
Florida Licensed Real Estate Broker



GARNETT  
COMMERCIAL  
REAL ESTATE, INC.

**OFFICES SPACE  
FOR LEASE**

**7749 Bayberry Rd.  
Jacksonville, FL 32256**

*Disclaimer: Details herein are believed to be correct; however, it is subject to errors, omissions, price change or withdrawal without notice.*



**Property:** Charleston Building  
7749 Bayberry Road  
Jacksonville, Florida 32256

**Building Type:** Two Story Office/Warehouse Property.

**Building/Site Size:** 66,800 SF on 4.75 Acres.

**Space Size & Type:** 6,680 Total SF (Office Only)      Subdivided: Suite 1: 1,619 SF  
Suite 2: 1,781 SF  
Suite 3: 1,035 SF  
Suite 4: 1,624 SF

**NNN Base Rent:** \$10.50 PSF Annually.

**CAM Charges:** \$4.50 PSF Annually.

**Zoning:** IBP-1 (Industrial Business Park – 1).

**Parking Ratio:** 4.1 spaces per 1,000 SF Leased.

**Signage:** Glass Door Entry Signage is available.

**Access:** Location offers easy access to Philips Hwy. / U.S. Hwy. 1, Butler Blvd. and Interstate 95. Offering easy commutes to All Areas of the Jacksonville Metro Market.

**Proximity:** In close proximity to the Massive Residential & Commercial Development occurring in Southern Duval County and Northern St. Johns County.

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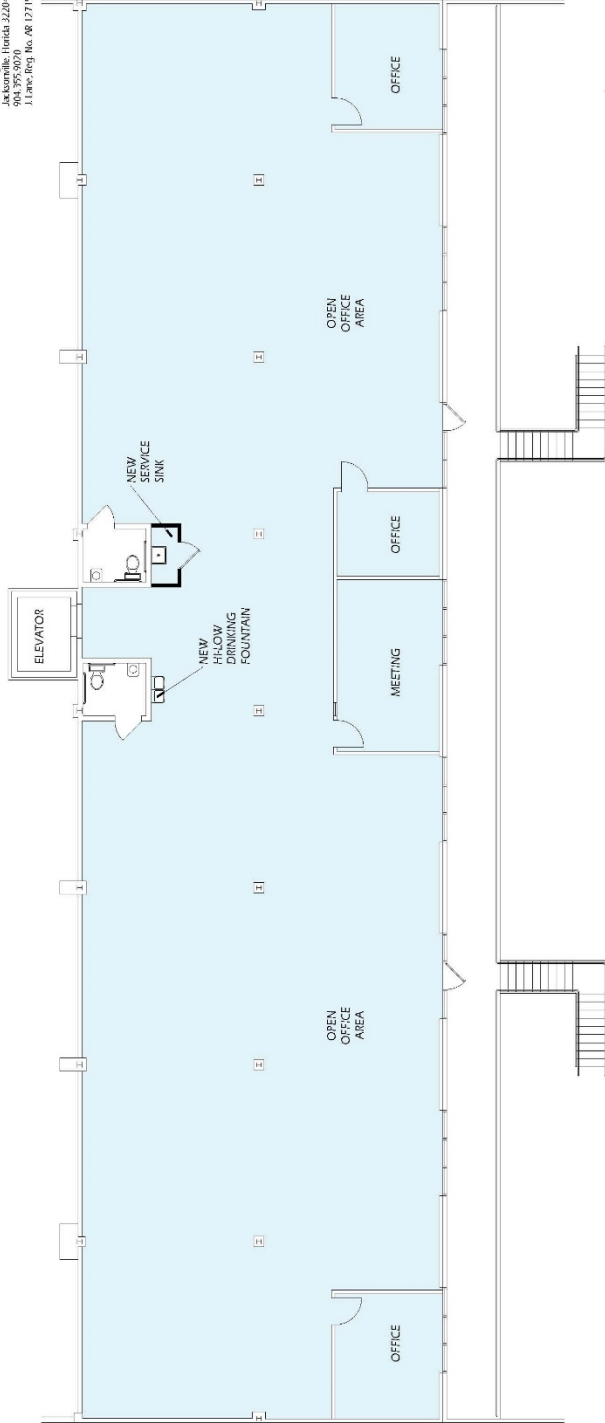
6,680 SF

Tenant Planning at:  
**Charleston Bldg.**

7779 Bayberry Road  
Jacksonville, Florida 32216  
Architectural Services



LANE ARCHITECTURE, P.A.  
903 Margaret Street  
Jacksonville, Florida 32201  
904.379.9900  
1 Lane Ridge, Mt. Airy, NC 27115



7779 BAYBERRY ROAD  
2ND FLOOR PLAN  
3/3/2017

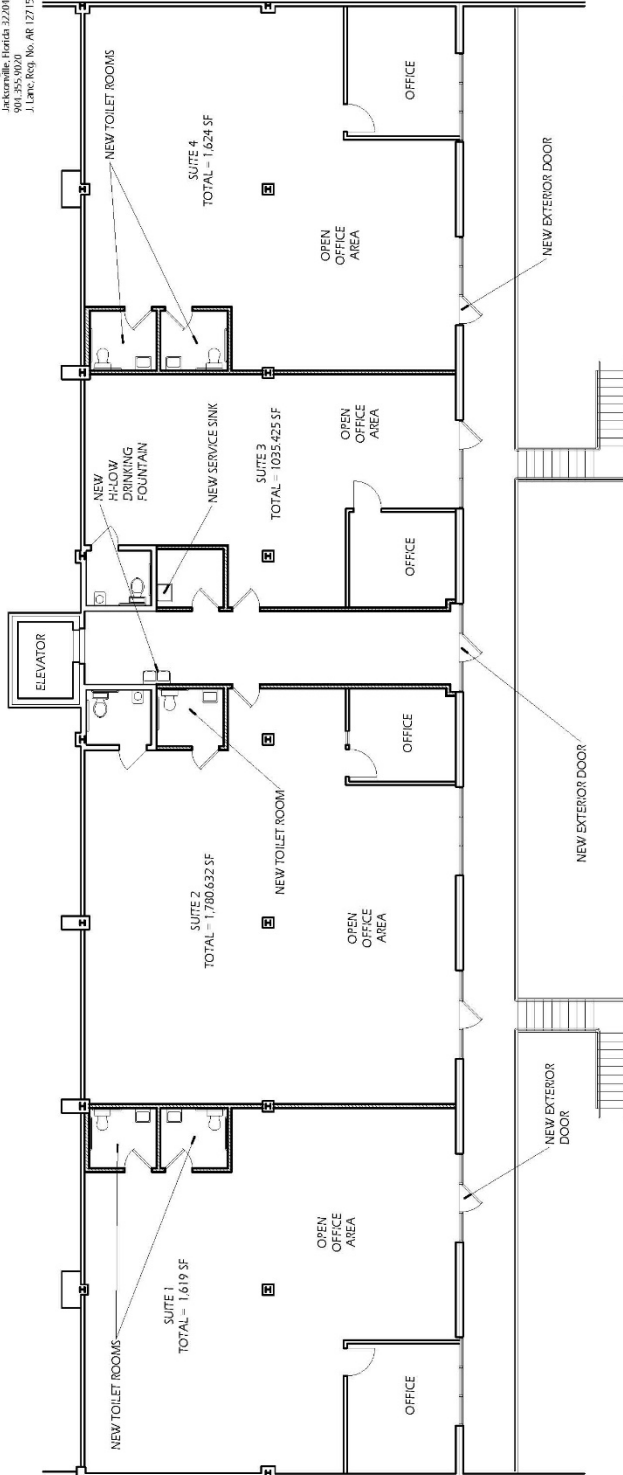
1 OF 2  
8/3/2017

**SUBDIVIDED UNITS PRELIMINARY DESIGN**

Tenant Planning at  
**Charleston Bldg.**  
7779 Bayberry Road,  
Jacksonville, FL 32216  
Architectural Services



LANE ARCHITECTURE, P.A.  
10000 Baymeadows Road,  
Jacksonville, Florida 32201  
904.855.9020  
J.Lane Reg. No. AR 12715

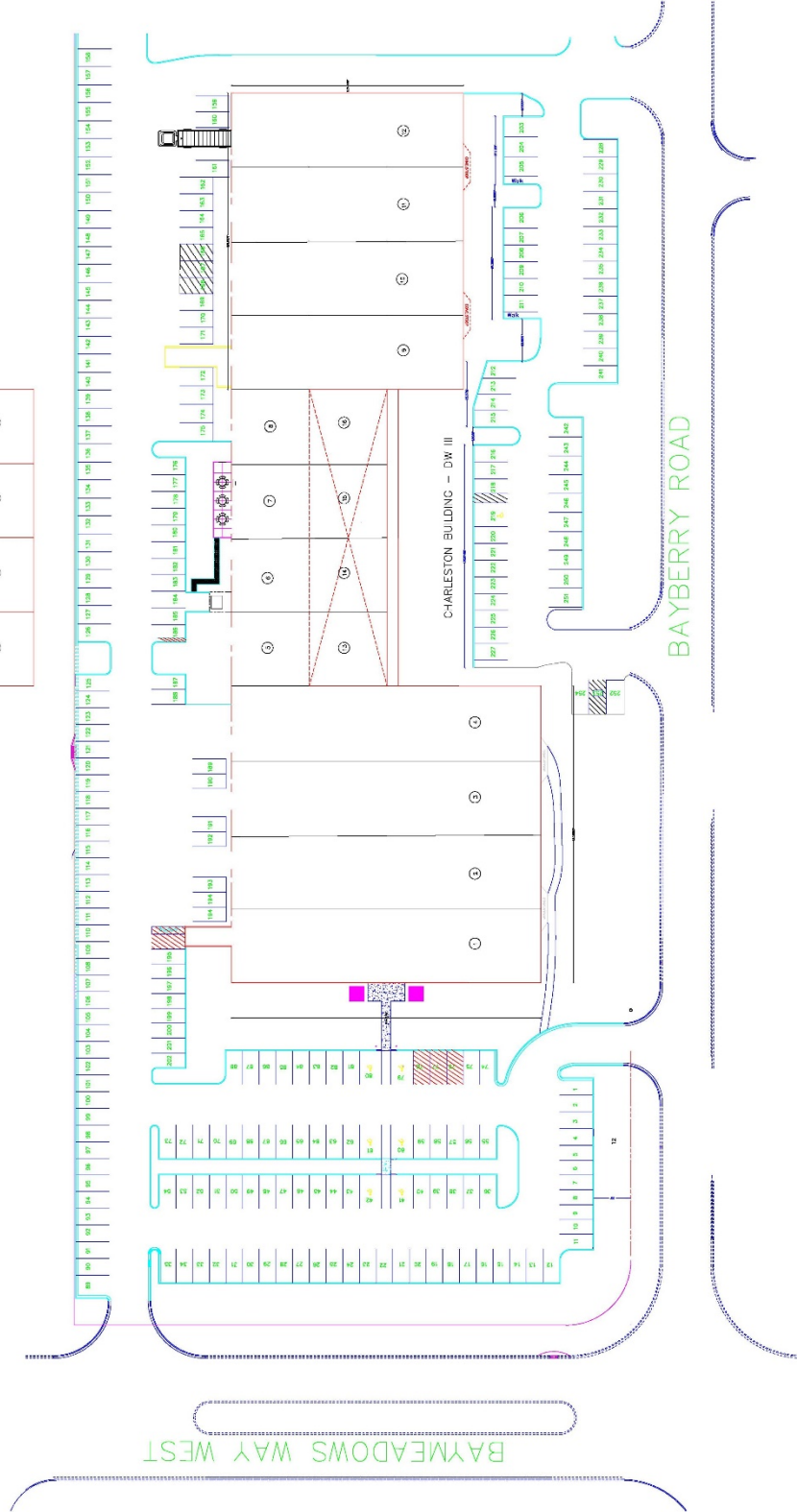


7779 BAYBERRY ROAD  
2ND FLOOR PLAN  
3/27/10

1 OF 2  
105.002

SITE PLAN

2nd floor Mezzanine





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