

For Lease



8313 Baycenter Rd

Jacksonville, FL 32256

\$10
PSF

Tenant Improvement
Allowance



64,124 – 79,542 SF SOUTHSIDE WAREHOUSE

This prime opportunity is located in a highly visible area of Southside Jacksonville, with excellent exposure from Philips Hwy. The space is in shell condition, offering a blank canvas ideal for businesses needing a custom buildout, such as trade schools, showrooms, light manufacturing, and more. The property also features abundant parking, making it an ideal choice for companies that require substantial parking—something that's rare for industrial spaces. Additionally, the layout is well-suited for distribution and storage operations, with the flexibility to add more dock doors if needed.



property highlights



Available SF: $\pm 64,124 - 79,542$ SF

Shell Warehouse Space: $\pm 64,124$ SF
Divisible to $\pm 41,420$ SF

Shell Flex Space: $\pm 22,704$ SF

Unfinished Office: $\pm 15,418$ SF

Zoning: IBP
(Industrial Business Park)

Fire Protection: ESFR

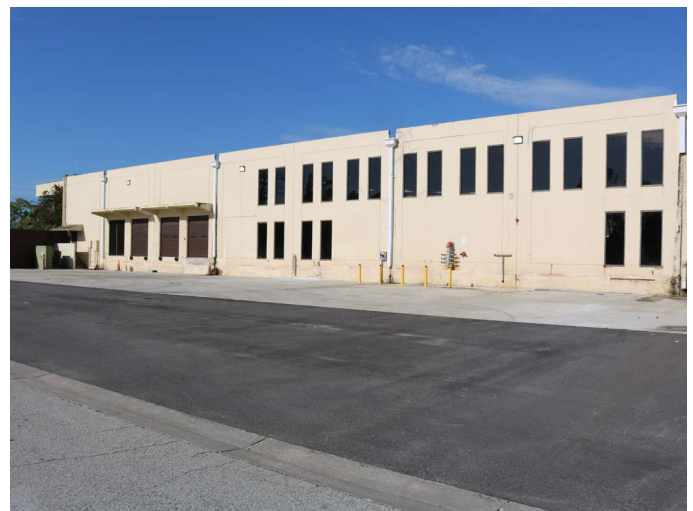
Clear Height: 22' - 27'

Column Spacing: 23' x 47' & 44' x 44'

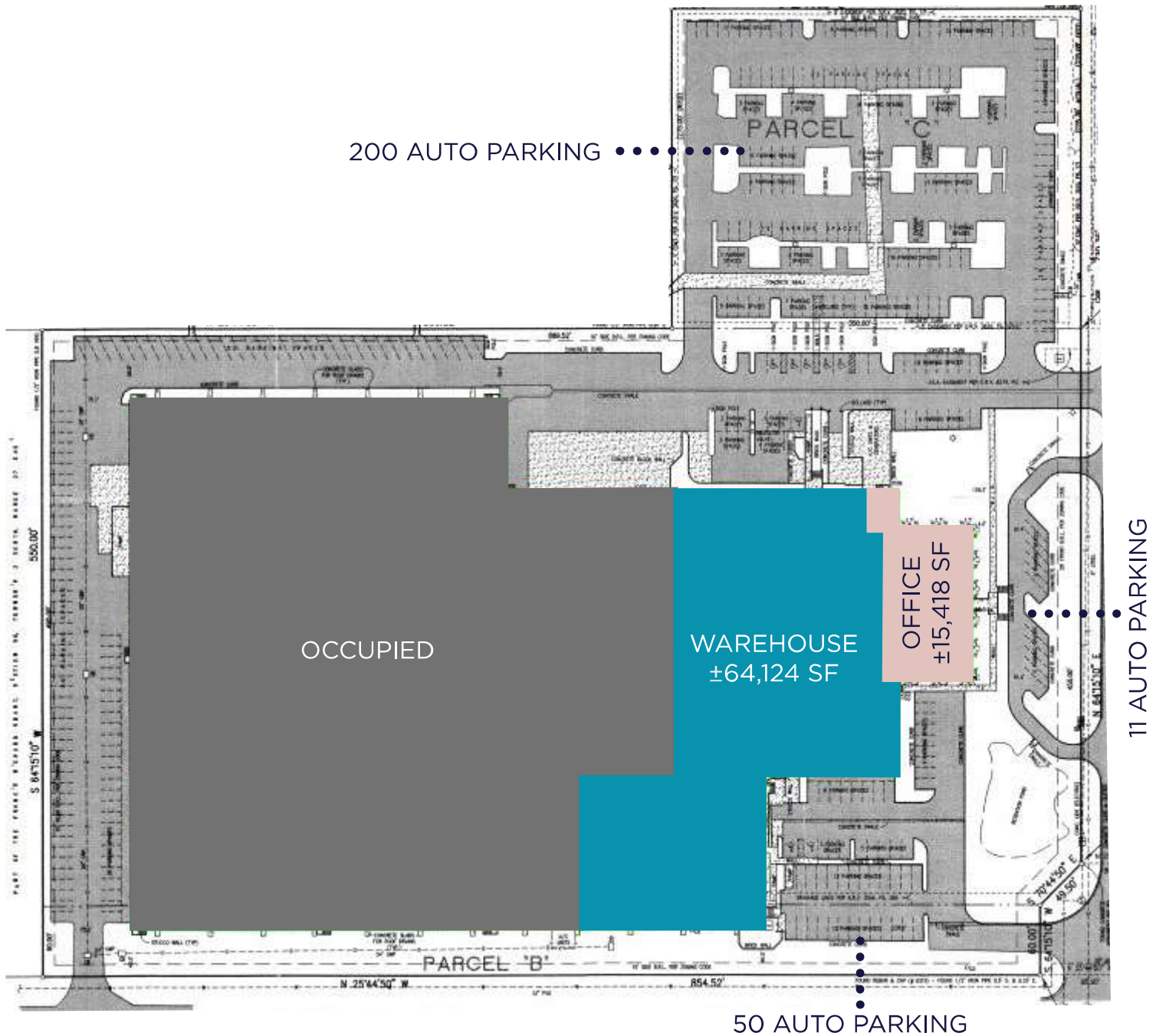
Dock Doors 3
(Ability to add 4 additional doors)

Grade Level: 1 (10' x 12')

Parking Spaces: 261 Auto

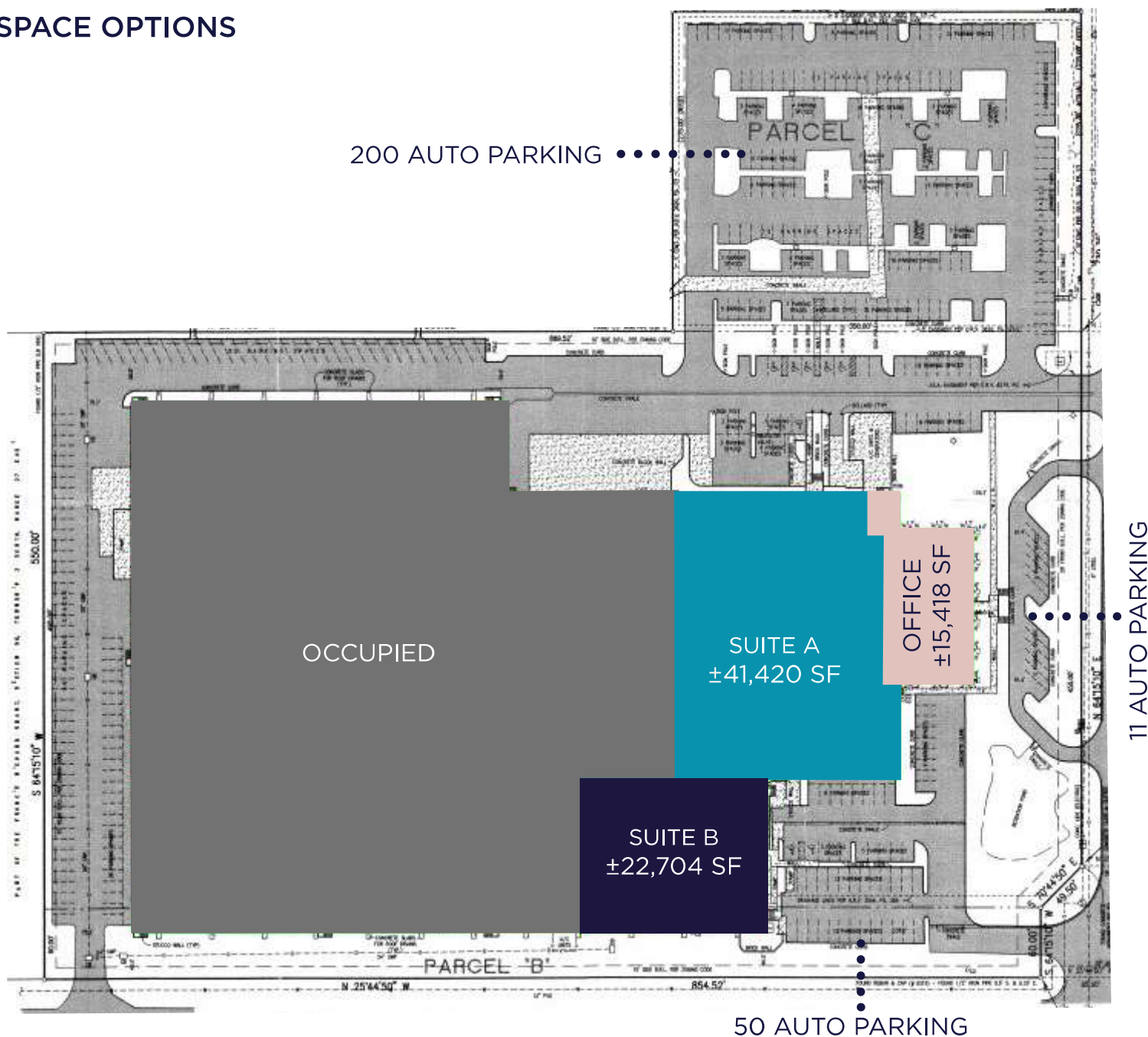


site plan



site plan

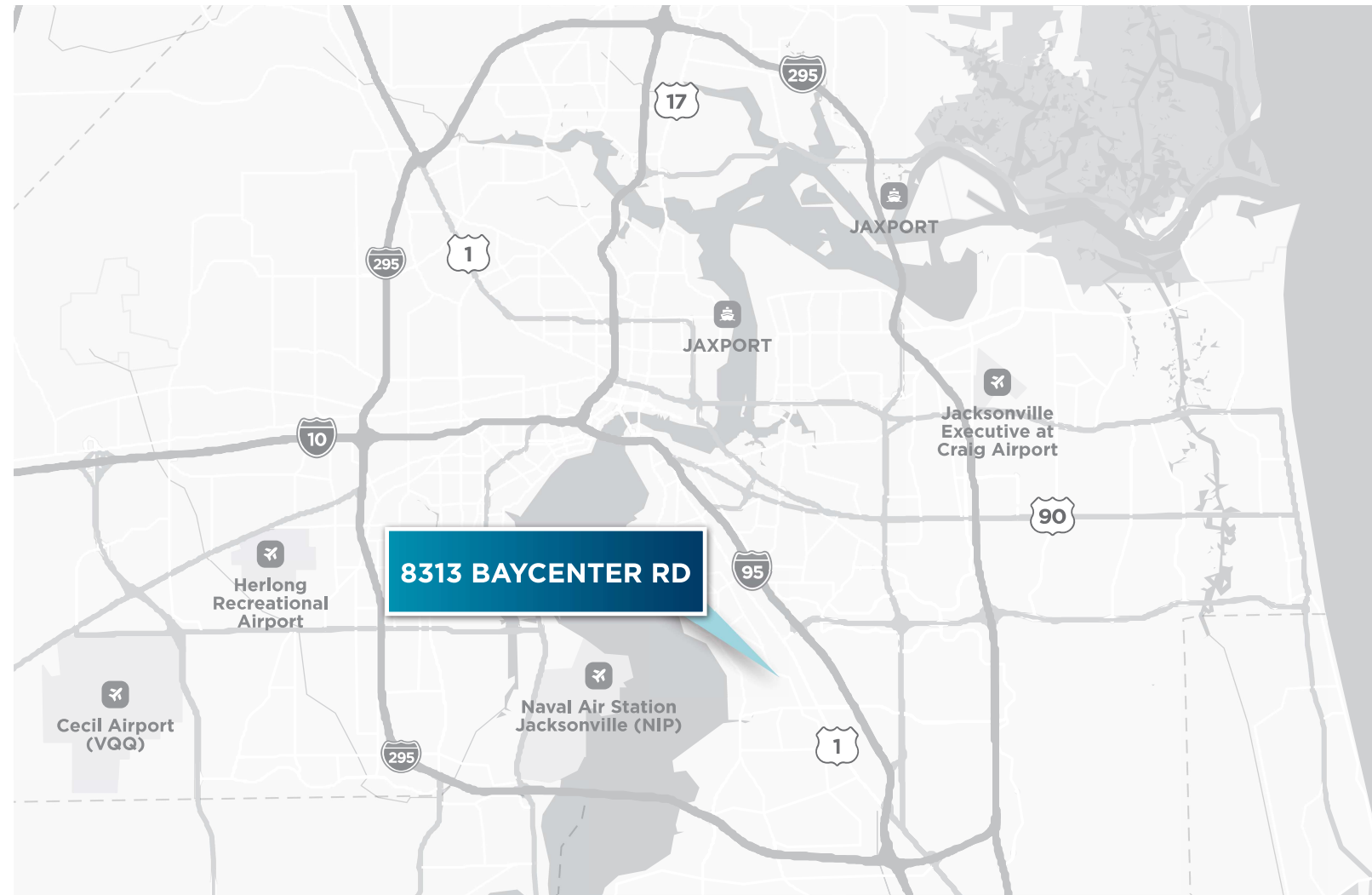
SPACE OPTIONS



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location highlights

-  Outstanding Southside Location
-  Great for Last Mile Delivery
-  Easy Access to JTB, I-295 and I-95
-  Close to Many Amenities



For more information, please contact:



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