

6400 YOUNGERMAN

CIRCLE

JACKSONVILLE, FLORIDA

FOR LEASE



±60,337

SINGLE TENANT BUILDING AVAILABLE

Contact Info

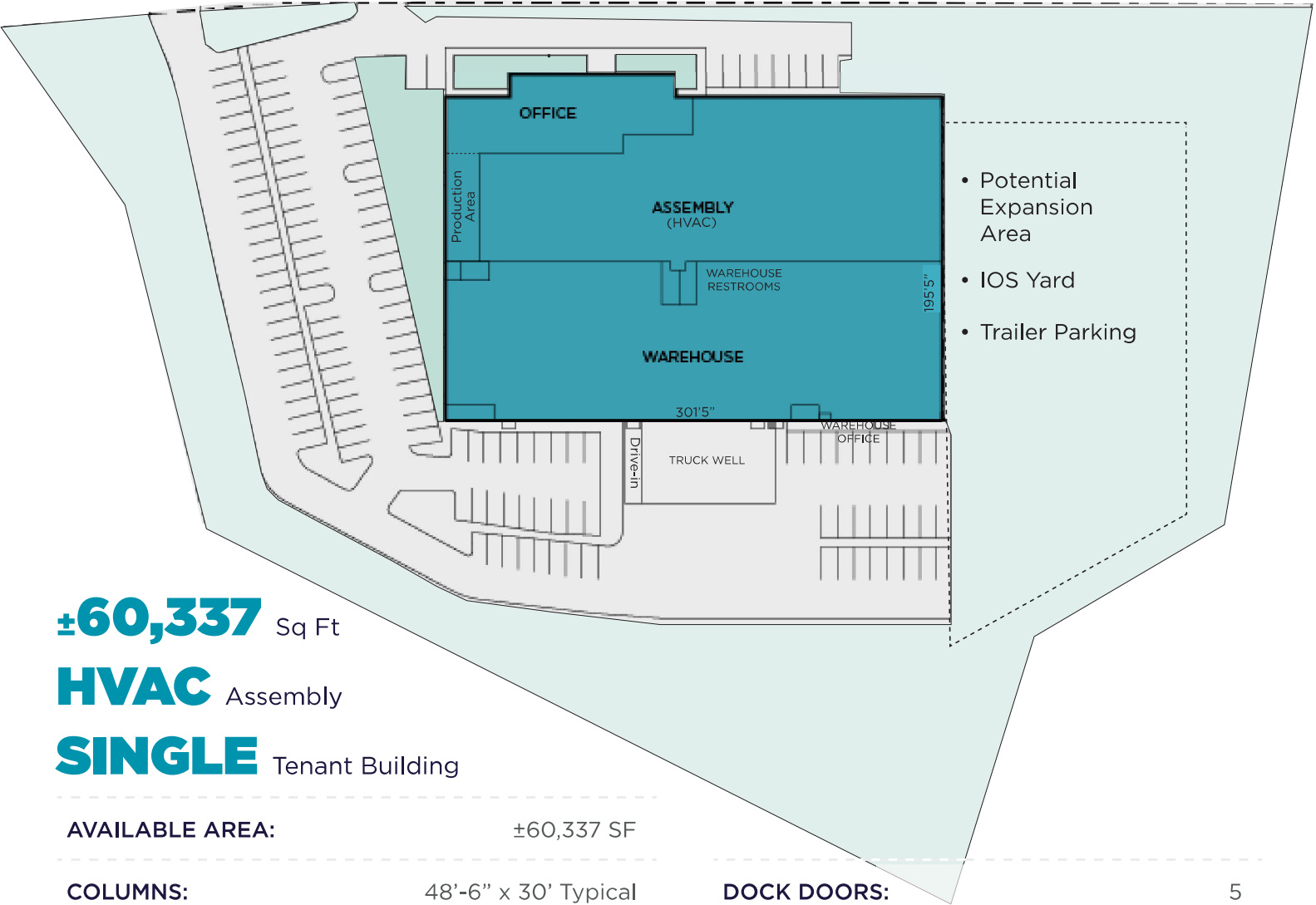
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**CUSHMAN &
WAKEFIELD**

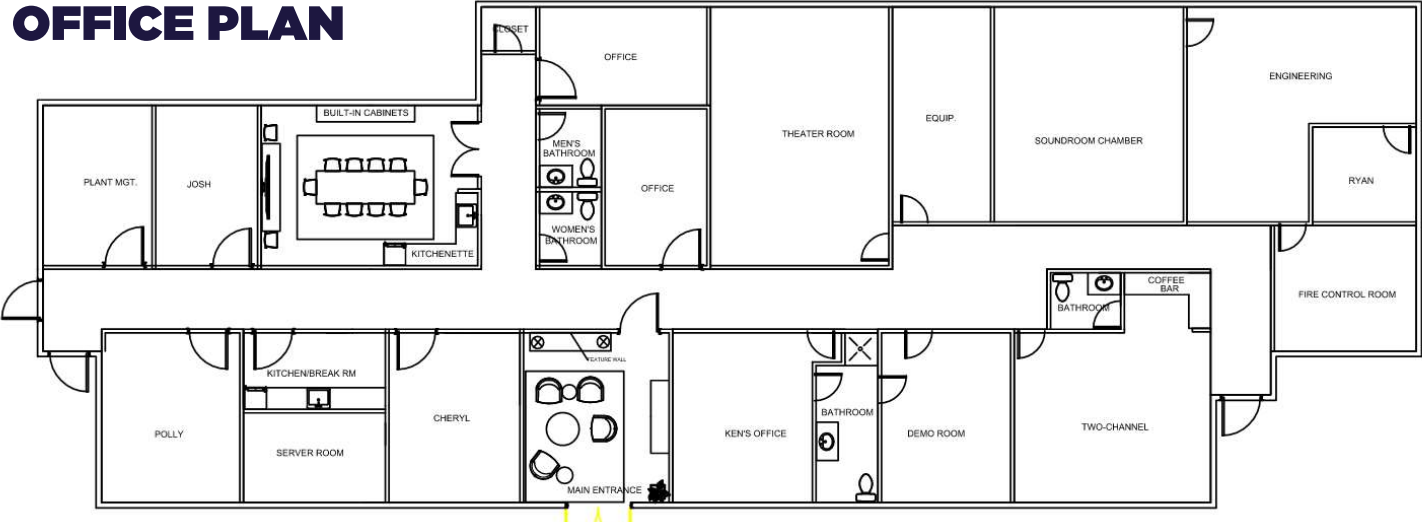
6400 YOUNGERMAN CIR is a well-maintained single tenant industrial building featuring approximately ±60,337 SF of warehouse space, enhanced by a **NEW ROOF INSTALLED IN 2025** and a **RENOVATED OFFICE AREA COMPLETED IN 2025**. The property includes a dedicated **HVAC PRODUCTION AREA**, making it highly functional for warehousing, distribution, or manufacturing operations.



±60,337 Sq Ft
HVAC Assembly
SINGLE Tenant Building

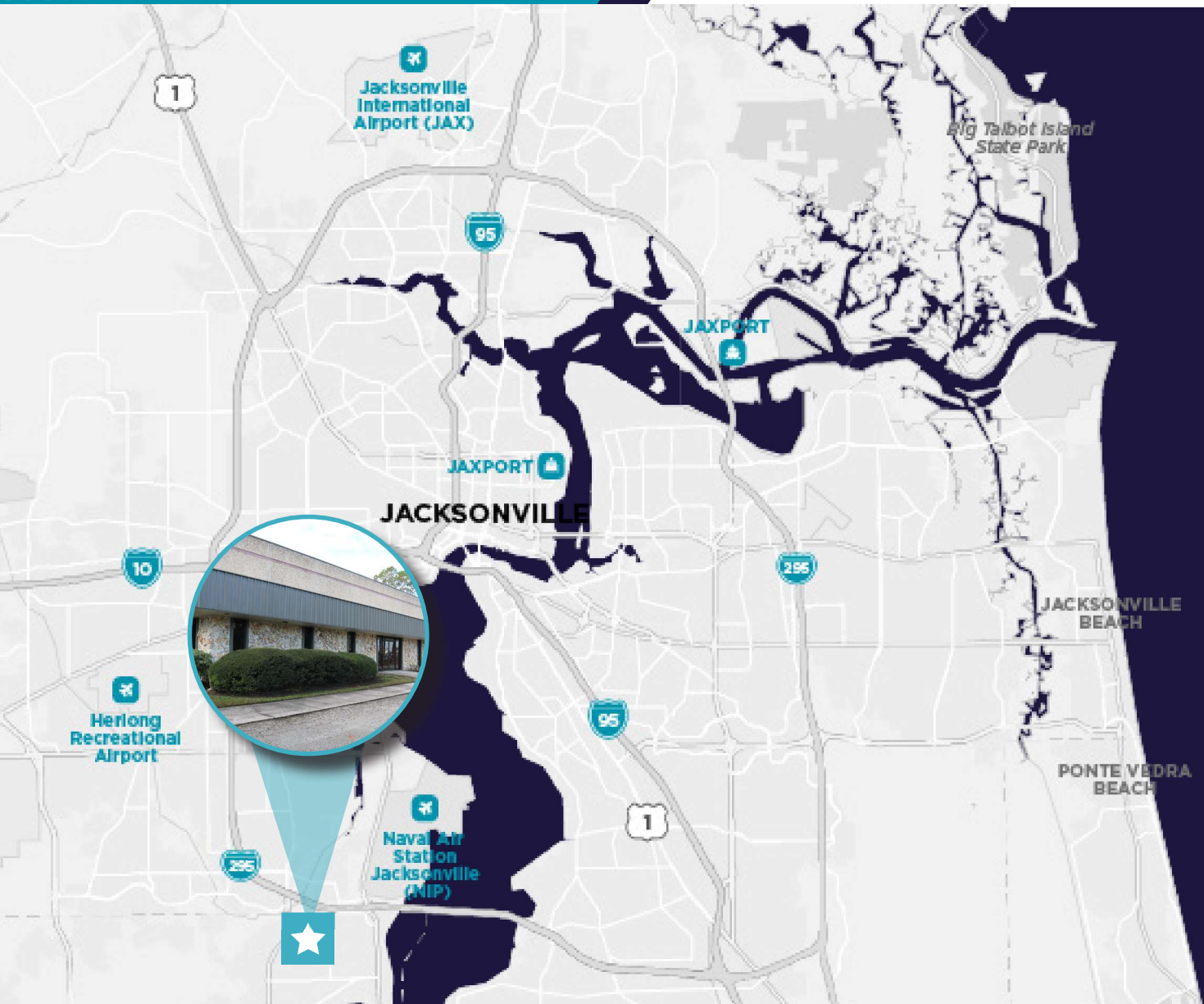
AVAILABLE AREA:	±60,337 SF		
COLUMNS:	48'-6" x 30' Typical	DOCK DOORS:	5
OFFICE AREA:	±5,164 SF	DRIVE-IN DOOR:	1
HVAC ASSEMBLY/ PRODUCTION:	±25,508 SF	WAREHOUSE AREA:	±29,237 SF
BUILDING DEPTH:	195'-5"	AUTO PARKING:	133
ACREAGE:	6.90	POWER:	1,600 Amp x 2 120/208 Volt; 3 Phase; 4 Wire
CLEAR HEIGHT:	21' - 24'	FIRE PROTECTION:	Wet
YEAR BUILT:	1982	ZONING:	PUD

OFFICE PLAN



LOCATION MAP

6400 YOUNGERMAN CIR
JACKSONVILLE, FL 32244



PRIME LOCATION in Duval County just off I-295 providing access to major interstates, Naval Air Station Jacksonville, Clay County, Ports and Airport.



STRONG WORKFORCE is supported by Jacksonville's broad and growing labor pool of roughly 896,000 workers in the regional area.

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