

6400 YOUNGERMAN

CIRCLE

JACKSONVILLE, FLORIDA

FOR LEASE



±60,337

SINGLE TENANT BUILDING AVAILABLE

Contact Info

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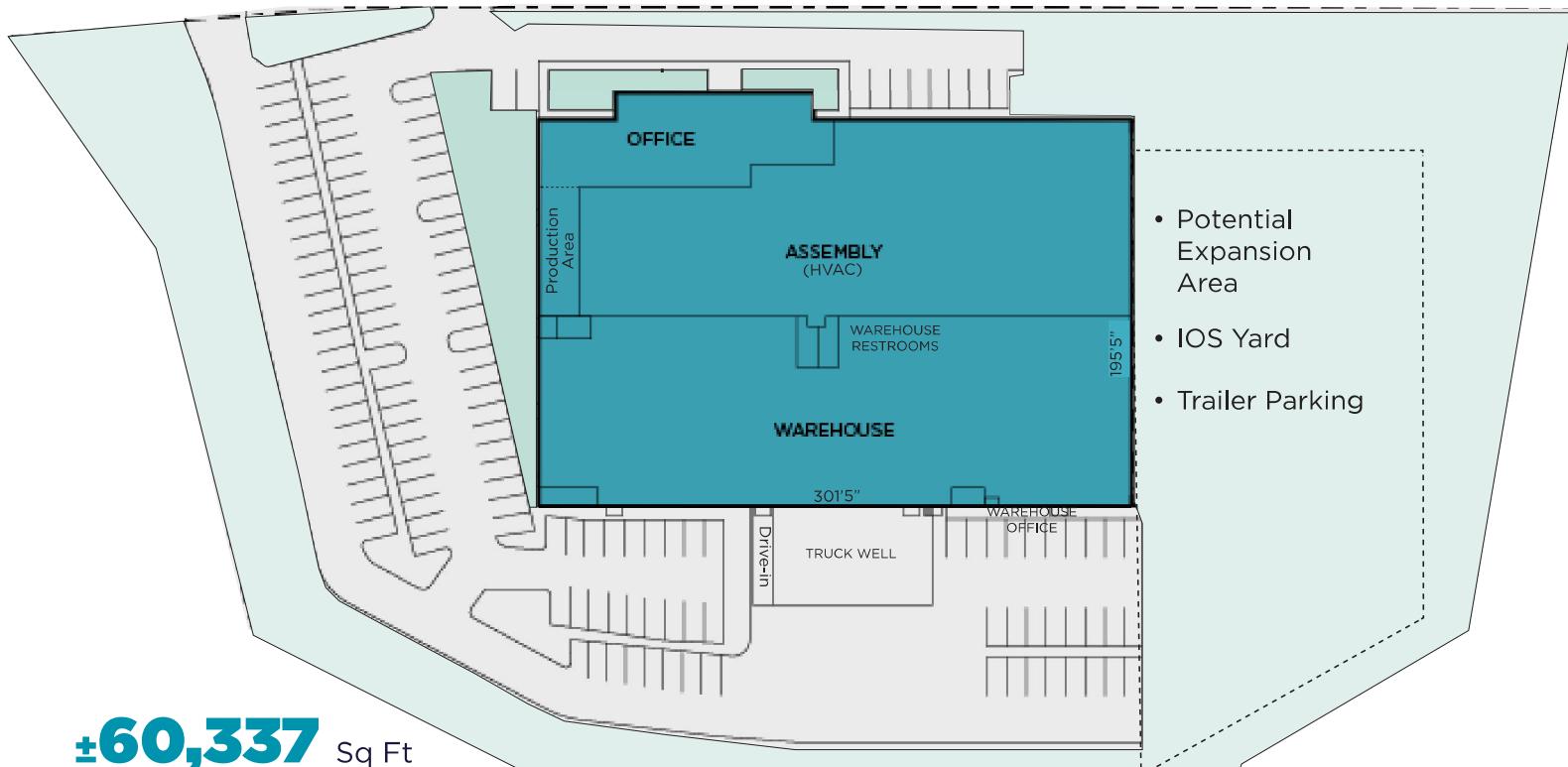


**CUSHMAN &
WAKEFIELD**

BUILDING SPECS

FOR LEASE

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

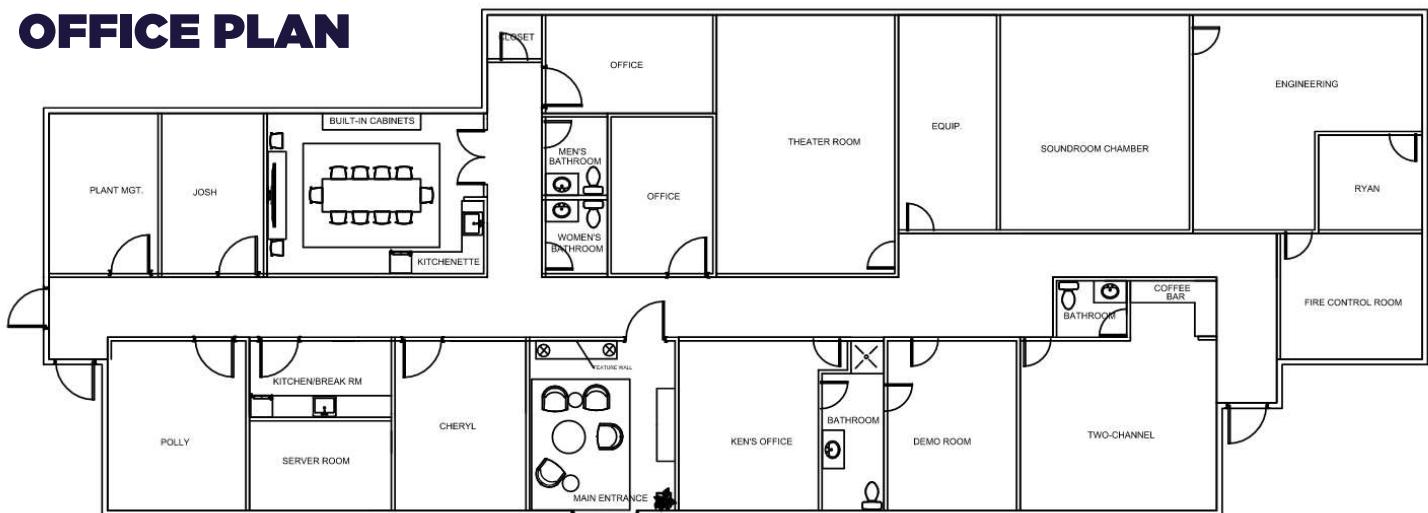
SINGLE Tenant Building

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

BUILDING PHOTOS

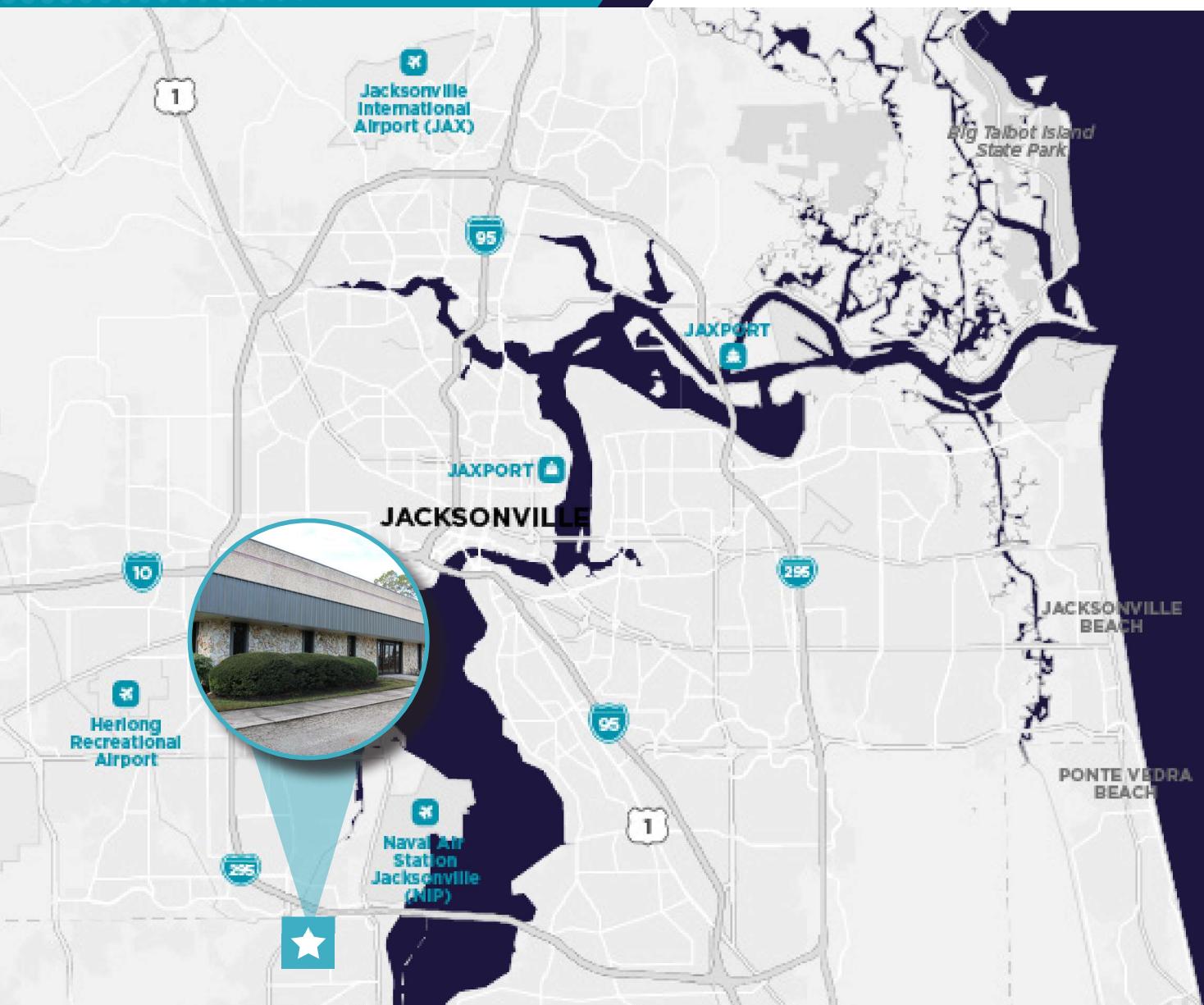
FOR LEASE

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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 **CUSHMAN & WAKEFIELD**