



Cold Storage Available
± 7,515 SF

AVAILABLE



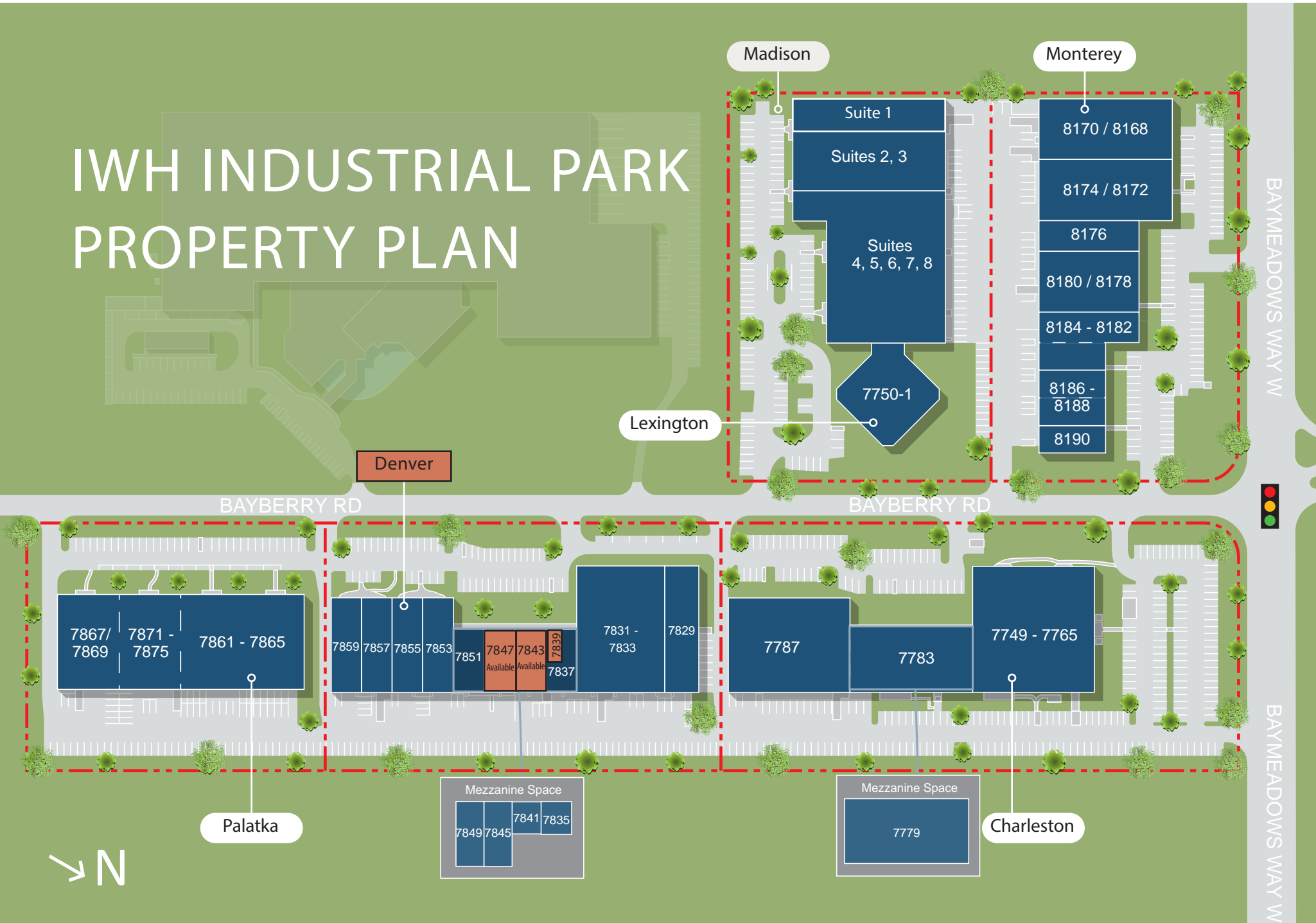
CLASS A SMALL BAY INDUSTRIAL

SOUTHSIDE SUBMARKET
JACKSONVILLE, FL

CBRE AVAILABLE FOR LEASE

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IWH INDUSTRIAL PARK PROPERTY PLAN



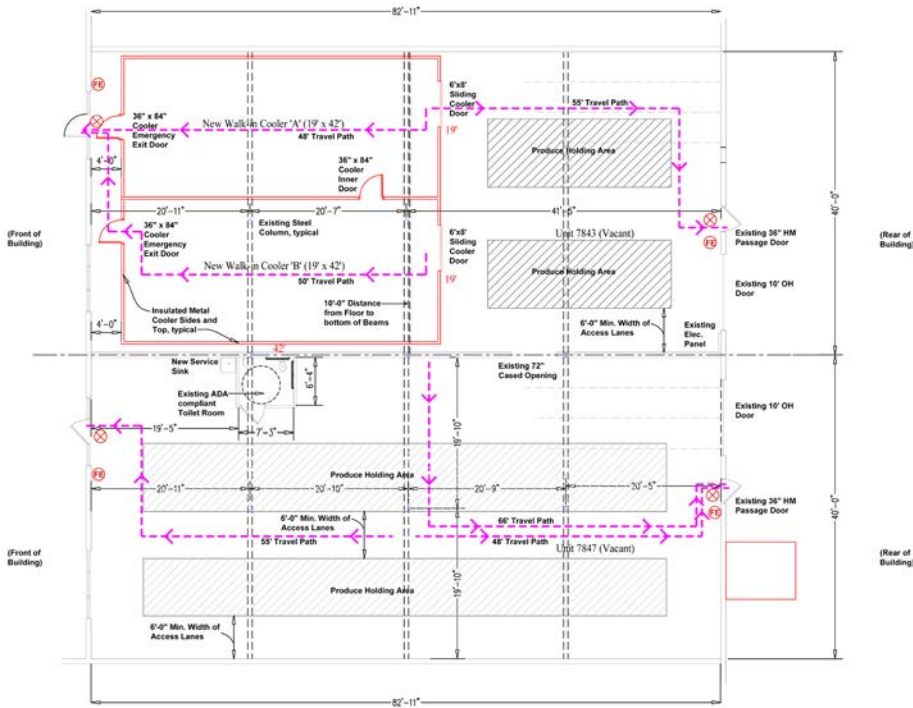
DENVER: ±7,515 SF

7843 and 7847 Bayberry Road

BUILDING SPECIFICATIONS

DOCKS	RAMP	CLEAR HEIGHT	FIRE PROTECTION	COLD STORAGE CUBIC CAPACITY
1	1	Freezer 10' Warehouse 20'	Wet Pipe	7,980 CF

FLOOR PLAN



1 Produce Warehouse Life Safety Plan - Bayberry Road
LSP-1
Scale: 1/8" = 1'-0"



Life Safety Plan Legend

- ⊗ Illuminated Exit Sign with Battery Pack
- ⊕ Class ABC 5 lb. Fire Extinguisher mounted to Wall



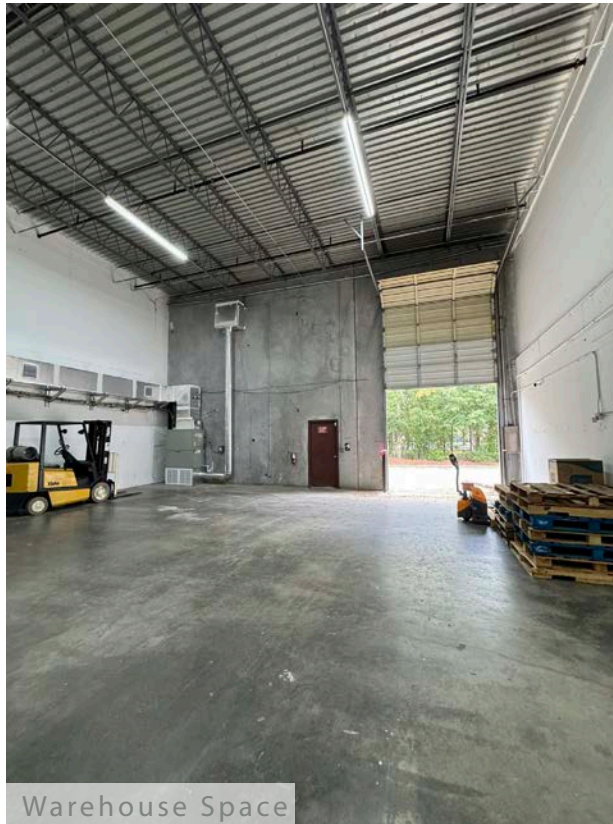
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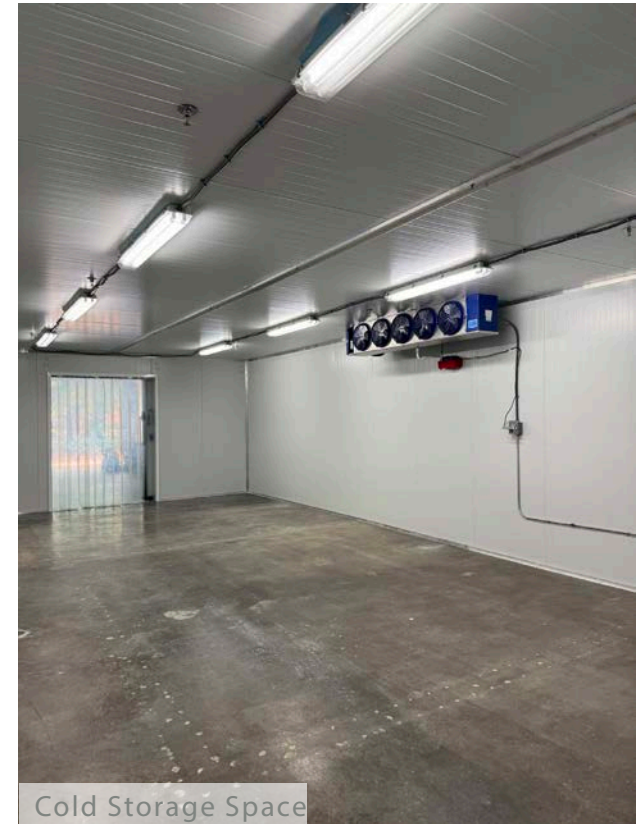
[Additional Photos](#)



Dock and Ramp



Warehouse Space

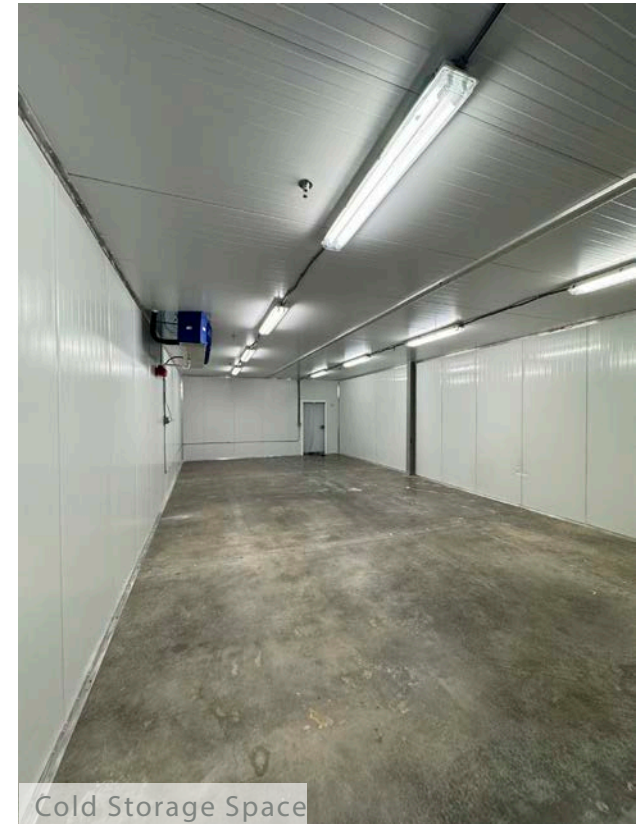
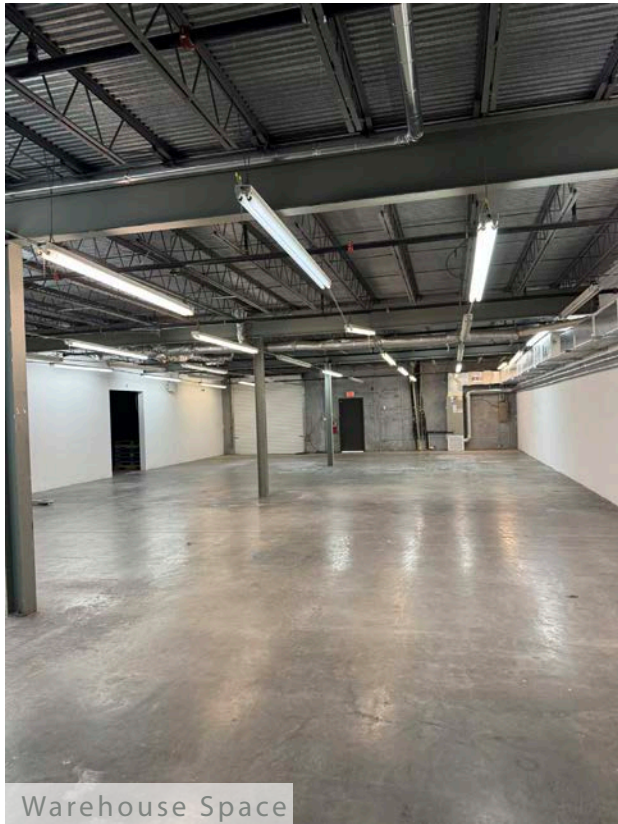


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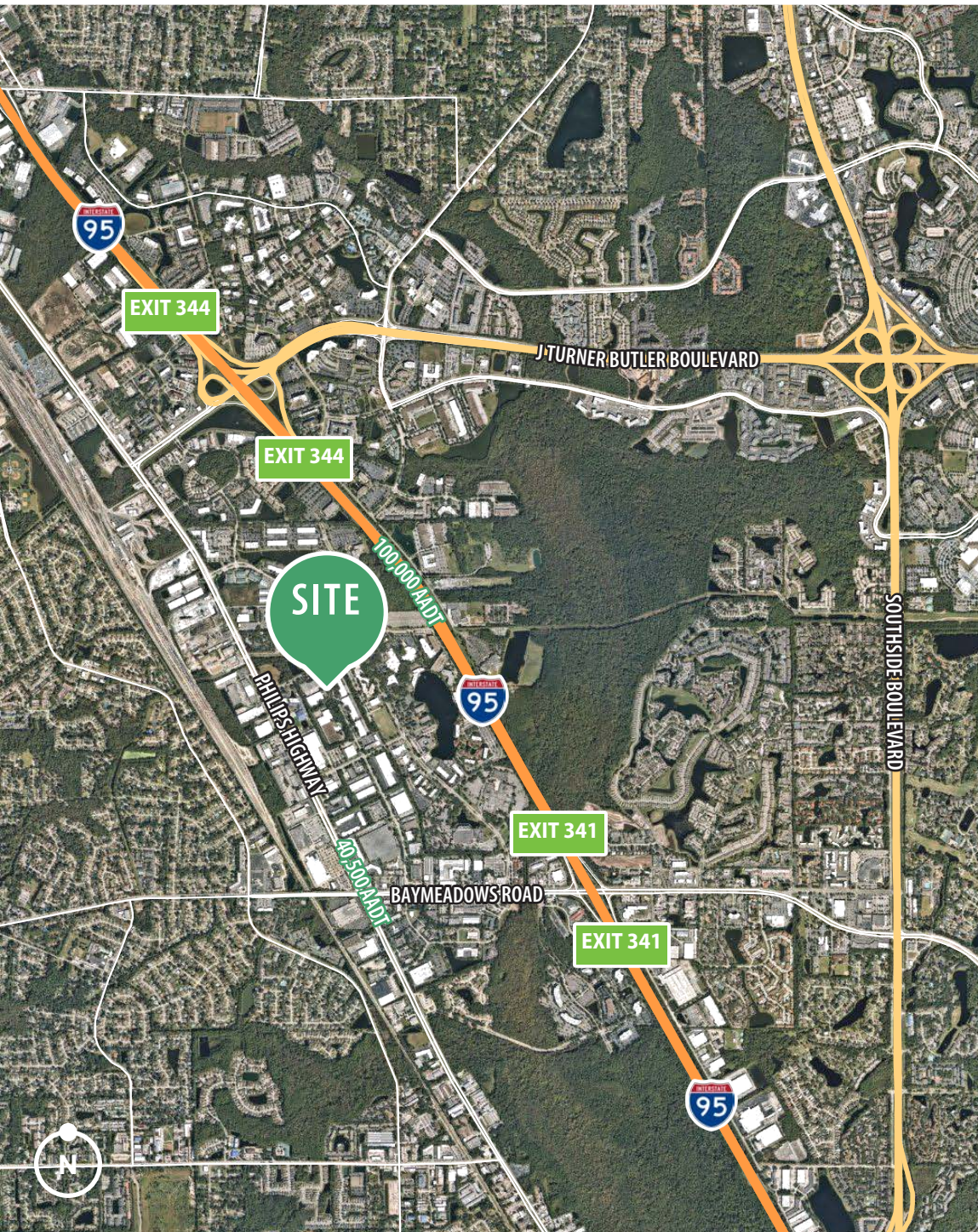
SOUTHSIDE SUBMARKET

Jacksonville's Southside submarket consist of approximately **22 Million Square Feet** of which **7 Million** is flex space.

The Southside housing market—where the majority of higher priced homes are being built because of proximity to top ranked schools and quality-of-life—is home to a significant amount of entrepreneurs who want to (re)locate their businesses close to their residence.

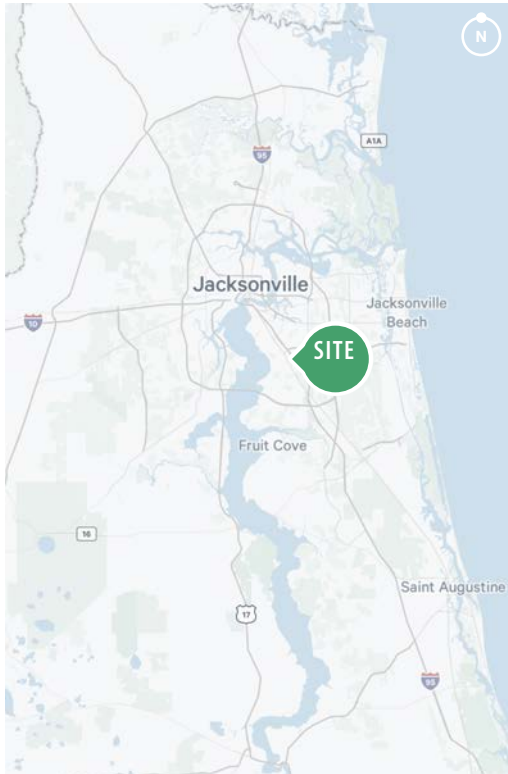
This strong demand—for the limited amount of existing products and the underlying value/cost of land—makes Southside the premier submarket in Jacksonville.

IWH Industrial Park is **2 miles** to Interstate 95 and offers close proximity to quick service restaurants which is an advantage/amenity for employees.



ROBUST LABOR SUPPLY

Office and Industrial Occupiers benefit from Jacksonville, Florida’s labor accessibility and affordability. The quality of the labor supply is above the national average while the cost is below national average.



KEY METRICS	MARKET	NATIONAL
Population (vs. national metro average)	1,737,832	750,658
Labor Force (vs. national metro average)	913,890	382,312
Projected Population Growth	7.6%	3.6%
Unemployment (Monthly)	3.9%	3.6%
Median Household Income (USD)	\$82,603	\$64,692
Projected Income Growth	3.47%	11.2%
Cost of Living	102.1%	100.0%
% Population 21–34 (Millennials)	26%	19.1%
Median Home Value	\$378,437	\$263,557

EMPLOYMENT

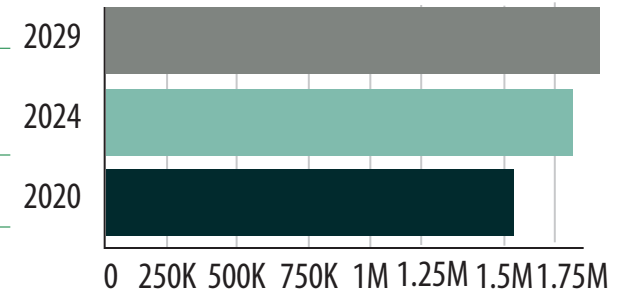
702,372 Employees

69,052 Businesses

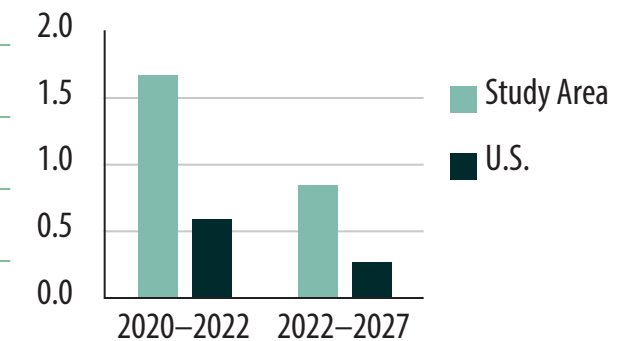
3.9% Residential Unemployment Rate

POPULATION

Population by Year



% Compound Annual Population Growth



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AMERICA'S LOGISTICS CENTER

Jacksonville boasts a strong intermodal system with fast access to major markets throughout the U.S. via three railroads (CSX, Norfolk Southern and Florida East Coast) and multiple interstate highways (I-75, I-10 and I-95).

JAXPort is the premier diversified port in the region with multiple cargo terminals capable of handling container, automobile, bulk, breakbulk and refrigerated cargoes.



POINTS OF INTEREST	DISTANCE
I-95	2.0 Miles
US-1	0.5 Miles
I-295	6.0 Miles
I-10	10 Miles
JAXPort Talleyrand Terminal	13 Miles
JAXPort Blount Island Terminal	21 Miles
Jacksonville International	25 Miles
Orlando	131 Miles
Savannah	150 Miles
Tampa	214 Miles
Miami	336 Miles
Atlanta	354 Miles



WWW.CBRE.COM/JACKSONVILLE

FOR LEASING INFORMATION OR TO SCHEDULE A TOUR, PLEASE CONTACT:

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