CBRE

ADVISORY & TRANSACTION SERVICES

FOR SALE · OWNER-USER OPPORTUNITY

2995 Mayport Road

Jacksonville, Florida · Beaches / Mayport Corridor

±9,900 SQ. FT. **2023** YEAR BUILT **±1.31** ACRES **Vacant** READY NOW

THE OPPORTUNITY

Near-new, vacant, in Jacksonville's tightest industrial submarket.

2995 Mayport Road is a 2023-built, ±9,900 sq. ft. metal building on a fenced ±1.31-acre coastal site in the Beaches / Mayport corridor. It delivers vacant, ready for an owner-user to close and occupy immediately.

In a submarket running 0.8% vacancy with nothing under construction, quality space this new rarely comes available.

Built 2023

The newest building in its class. Modern systems and minimal near-term capital need.

Fenced yard, ±1.31 ac

Low ~17% site coverage. Room for parking, storage and light laydown behind a secured yard.

Vacant, day-one use

No lease-out period and no relocation to coordinate. Close and move in immediately.

Supply-constrained

Beaches sits at 0.8% vacancy with 0 sq. ft. under construction (CBRE Research, Q2 2026).

PROPERTY SPECIFICATIONS

Building and site at a glance

SPECIFICATION	DETAIL
Building area	±9,900 sq. ft.
Site area	±1.31 acres (~17% coverage)
Year built	2023
Construction	Metal, single-tenant
Clear height	20 ft.
Loading	2 grade doors (no docks)
Power	3-phase
Office	434 sq. ft. built-out (~4%)
Occupancy	Vacant, immediate delivery


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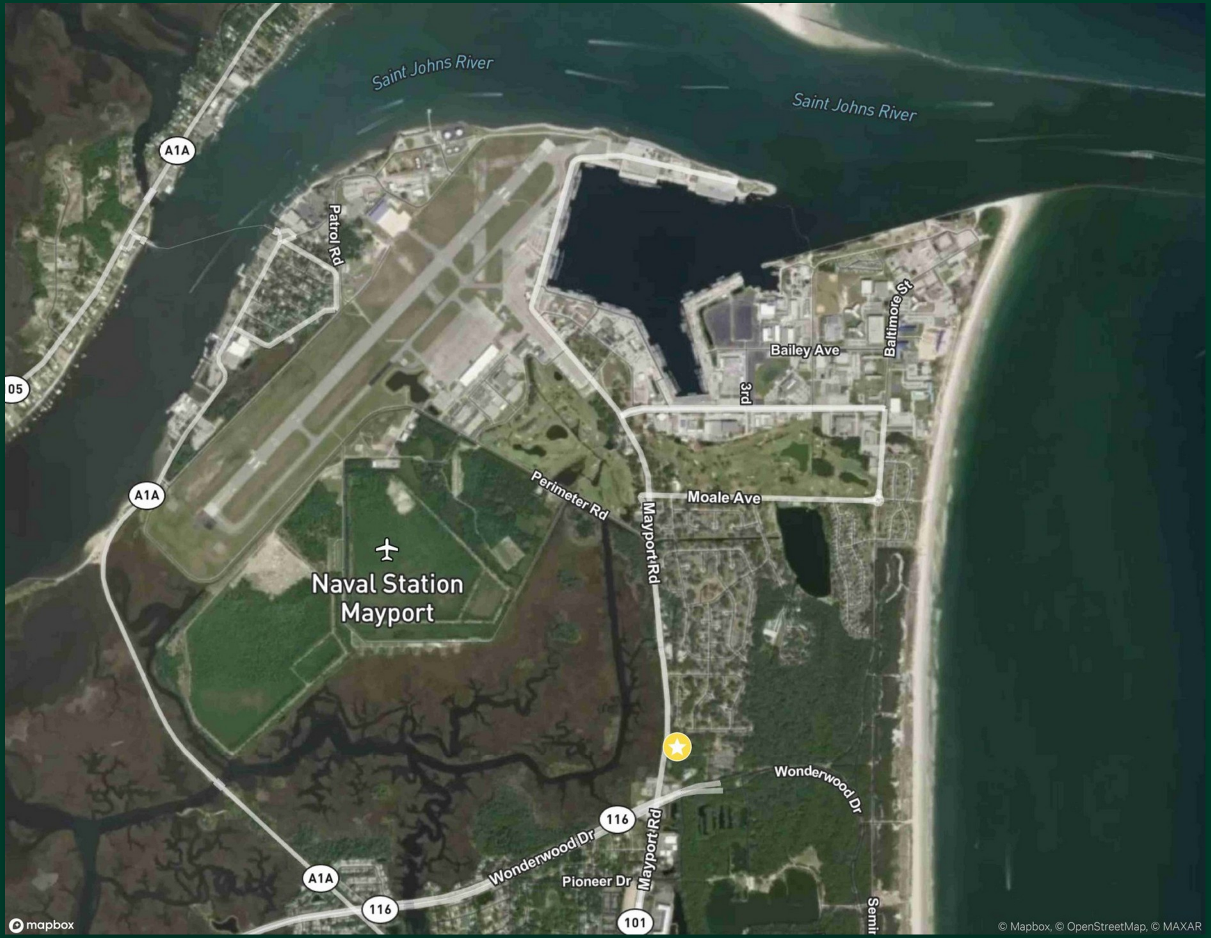
LOCATION & SUBMARKET

The Beaches corridor: no space, no pipeline.



★ *2995 Mayport Road, on Mayport Road immediately south of Naval Station Mayport.*

On Mayport Road (SR A1A) in Jacksonville's coastal Beaches submarket, minutes from Naval Station Mayport and the Atlantic and Neptune Beach markets, with corridor access via Wonderwood Drive toward the SR 9A beltway, Blount Island and JAXPORT.

0.8%	Submarket vacancy
0	Sq. ft. under construction
163,100	Sq. ft. total inventory

Source: CBRE Research, Beaches Industrial, Q2 2026.

THE OFFERING

$2,350,000

±$237 / sq. ft.

Offered vacant for immediate owner-user occupancy

A clean, straightforward transaction

- No tenancy to buy out and no lease contingency, the property delivers vacant.
- Near-new 2023 construction needs little capital on day one.
- A fenced ±1.31-acre yard suited to marine, defense, contractor and trades users.

CONTACT

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Contact to tour