

WAREHOUSE FOR LEASE

8230 Baycenter Rd | Jacksonville, FL 32256

±27,500 SF OFFICE/ WAREHOUSE AVAILABLE

8230 Baycenter Road is ideally positioned in the heart of the Southside submarket. The property provides excellent access to I-95, Philips Highway, and J. Turner Butler Boulevard (SR 202), enabling efficient distribution, commuting, and regional connectivity. Featuring dock-high loading, 22-foot clear heights, and offers exceptional convenience for both employees and customers.

- Office and warehouse space
- 22' ceiling heights
- Great location and access to other major thoroughfares

**LOCAL
MARKET
EXPERT**

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NEWMARK
PHOENIX REALTY GROUP

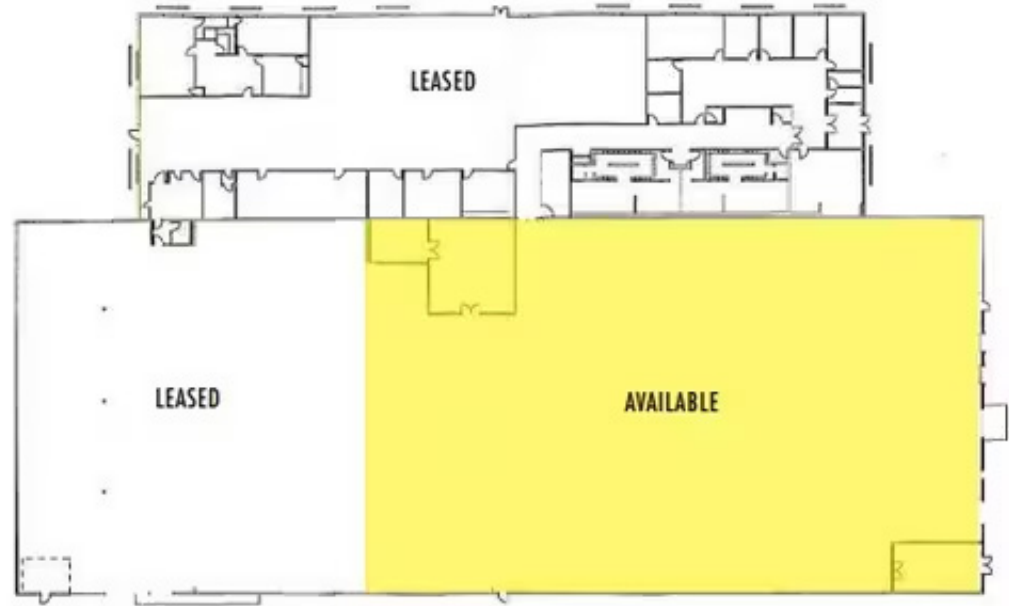
Newmark Phoenix Realty Group, Inc.
10739 Deerwood Park Blvd. #310
Jacksonville, FL 32256

PROPERTY FEATURES

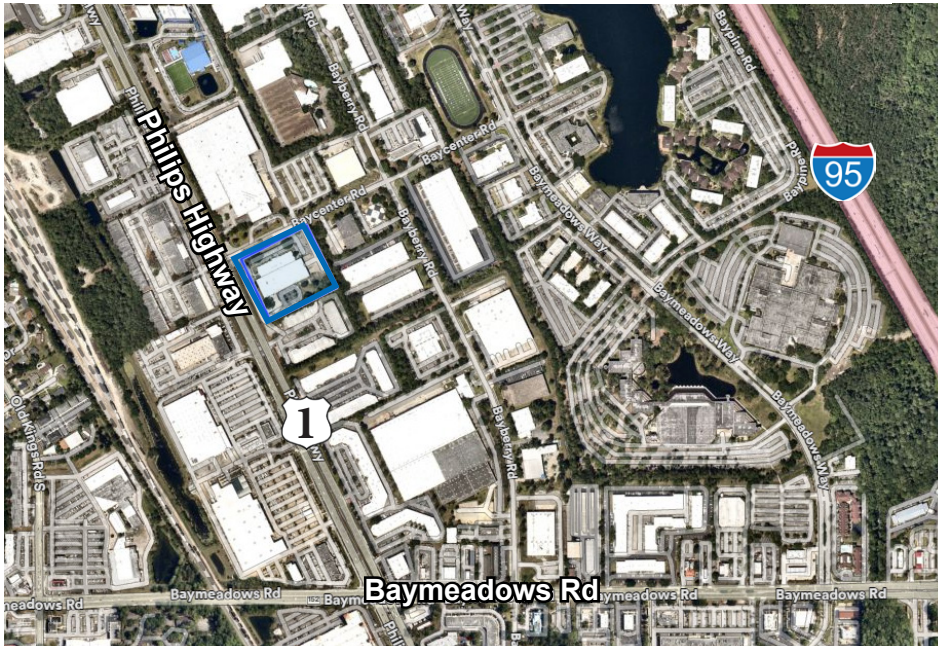
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PROPERTY DETAILS

Total Size (SF):	60,000 SF
Total Space Available:	27,500 SF Office/Warehouse
Year Built:	1976
Parking:	Ample Parking
Land Size:	4.93 Acres
Zoning:	IPB-1
Dock Doors:	4 ; 3 Docks With Levelers
Clear Height:	22'
Construction:	Tilt Wall Construction
Truck Courts:	100'

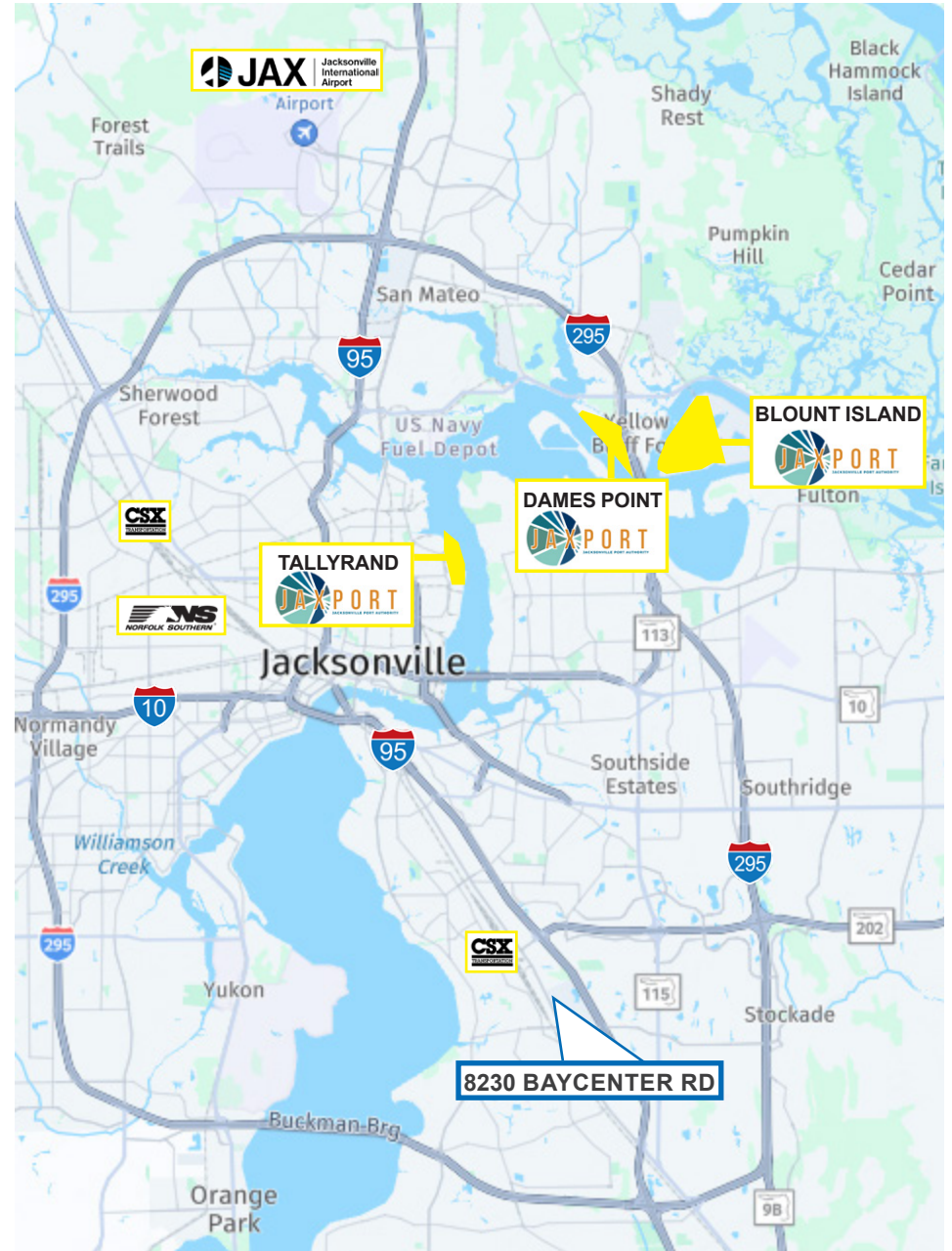


FLOOR PLAN



CONVENIENT LOCATION





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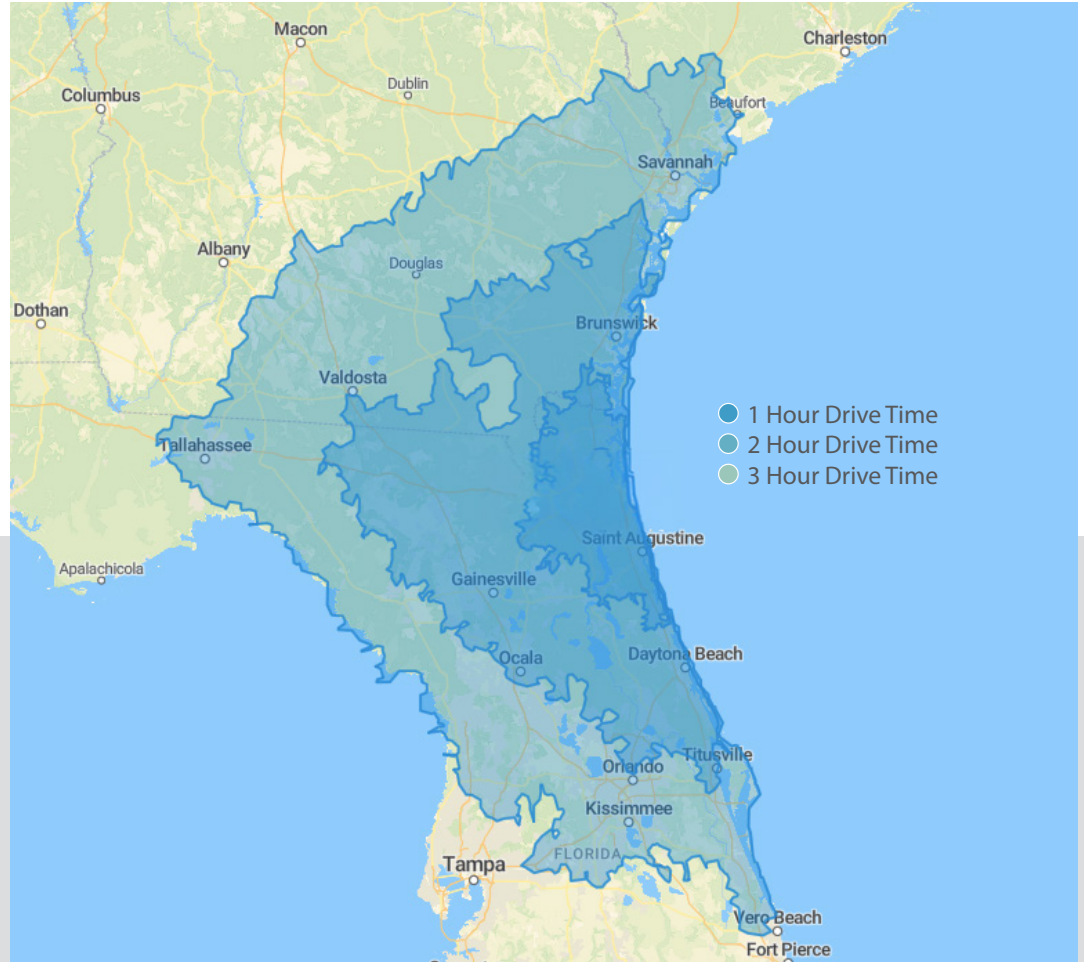
PROPERTY LOCATION

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Located along Jacksonville's premier Southside industrial corridor, 8230 Baycenter Rd offers exceptional connectivity to the region's major transportation infrastructure, providing efficient access throughout Northeast Florida and the Southeast via Philips Highway (US-1), I-95, I-295, J. Turner Butler Boulevard (SR-202), Jacksonville International Airport, and JAXPORT.

Point of Interest	Time	Miles
 I-95	4 min	1.9
 I-295	8 min	6.5
 Jax International Airport	29 min	25
 JaxPort	19 min	13

- ✓ *Premier Southside Jacksonville industrial location along the Philips Highway corridor*
- ✓ *Immediate access to I-95, I-295, and regional connectivity throughout Northeast Florida*
- ✓ *Access to a deep regional workforce within Jacksonville's largest population base*
- ✓ *Convenient access to JAXPORT and JIA for distribution users*
- ✓ *Surrounded by industrial, logistics, and service-oriented commercial development*



Demographics	1 mile	3 mile	5 mile
2024 Estimated Population	5,012	81,891	188,778
2029 Estimated Population Projection	5,183	85,127	193,889
2024 Average Household Income	\$95,549	\$95,826	\$102,335
2029 Average Projected Household Income	\$113,245	\$111,055	\$119,498