

UNITS RANGING 1,400 - 8,000± SF

SMALL BAY WAREHOUSE SPACE FOR LEASE

ST. JOHNS BUSINESS PARK

11222 - 11290 ST. JOHN'S INDUSTRIAL PARKWAY, JACKSONVILLE, FL 32246

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Pine Street / RPS

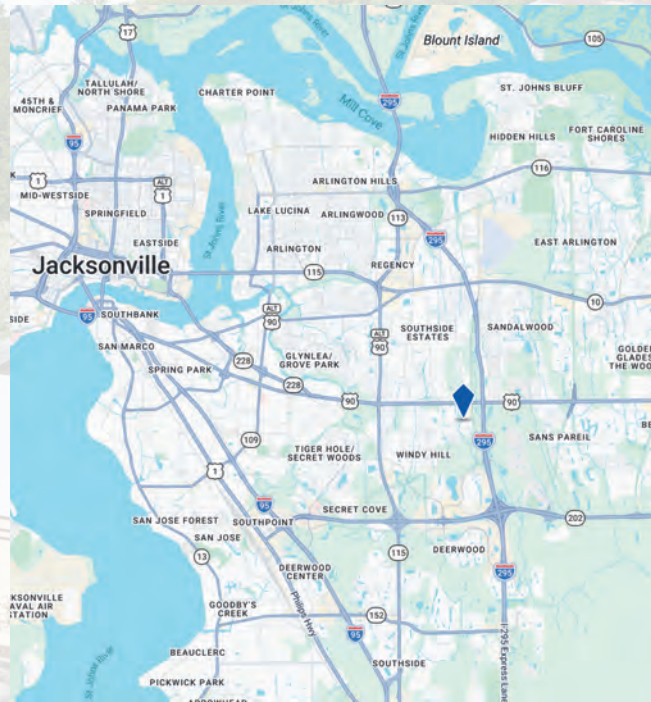
PARK OVERVIEW

Situated in Jacksonville's highly sought-after Butler Corridor near the Interstate 295 and Beach Boulevard interchange, St. Johns Business Park offers premier IBP-zoned industrial warehouse spaces designed to support light industrial, distribution, contractor, and flex operations. The park provides scalable occupancy with multi-tenant suites ranging from 1,500 to 10,000 square feet, ceiling heights up to 20 feet, and efficient loading options including dock-high, grade-level, and ramp configurations. Site functionality is enhanced by a loop road layout with dual access points off St. Johns Bluff Road, ample parking, and seamless accommodations for large logistics vehicles. With rapid connectivity to Downtown Jacksonville, JAXPORT, the Beaches, and St. Johns Town Center, this property presents an ideal location for growing commercial tenants.



LOCATION HIGHLIGHTS

Located within Jacksonville's established Butler Corridor, St. Johns Business Park sits just minutes from the interchange of Interstate 295 and Beach Boulevard (US Highway 90). This placement provides industrial and distribution tenants with direct access to JAXPORT, Downtown Jacksonville, and the Beaches, while Jacksonville International Airport is approximately 30 minutes away. The property features efficient site circulation with dual access points from St. Johns Bluff Road, allowing businesses to easily serve a growing trade area of over 560,000 residents within a 10-mile radius. Tenants also benefit from close proximity to the University of North Florida and St. Johns Town Center just one exit south, offering dining, lodging, and daily conveniences for employees.



**11222 St. Johns Industrial
Parkway**

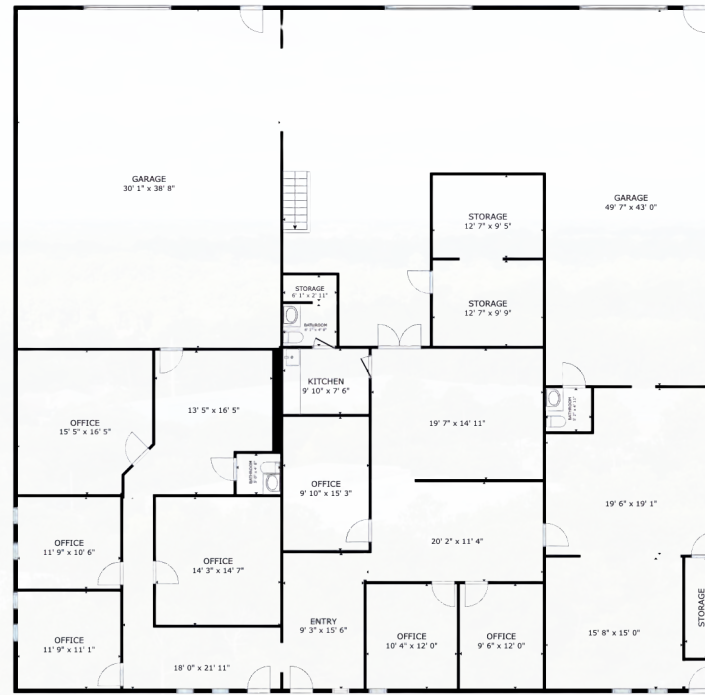
Size: 6,400± SF

Warehouse: 2,800± SF

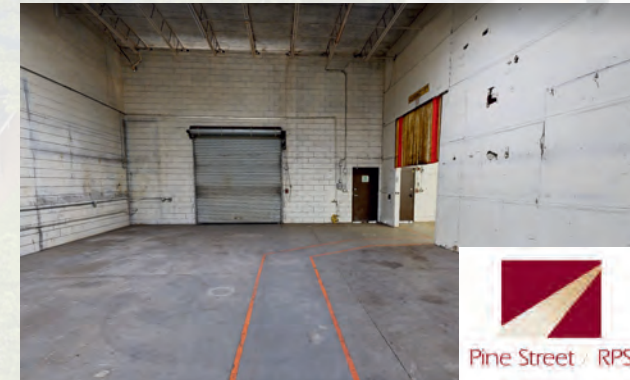
Ceiling Height: 18'±

Loading: 2 Dock-high & 1
Grade-level Door

Lease Rate: \$12.50 PSF, NNN



FLOOR PLAN



**11243 St. Johns Industrial
Parkway**

Units: 2

Size 2,700 - 5,400± SF
with 2 units
available to
combine

**Ceiling
Height:** 18'±

Loading: Each unit has 1
grade-level door



FLOOR PLAN

