



5438 Vernon Road, Jacksonville, FL 32209

Two Suites - 26,900 SF - Divisible (±13,000 SF Each)

Asking Rate: Please Inquire

For More Information, Please Contact:

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Availability & Building Features

26,900 SF · Divisible

Availability

Suite	Size	Loading	Office
Suite 1	±13,738 SF	(2) Dock-High Doors	Existing ±2,353 SF Office
Suite 2	±13,162 SF	(2) Grade-Level Doors	New 625 SF Spec Office
Total Building	26,900 SF	(2) DH + (2) GL	

Building Features

Warehouse	24,547 SF
Land Area	1.12 AC
Ceiling Height	17' (Ste 1) / 20' (Ste 2)
Column Spacing	21' × 30'
Construction	Masonry (CMU)
Power	400A / 240V, 3-Phase
Loading	(2) Dock-High · (2) Grade-Level
Auto Parking	35 Spaces
Zoning	Light Industrial (IL)
Warehouse Lighting	T5
Fire Suppression	Wet Pipe
Year Renovated	2026



Whitebox warehouse — spec make-ready

*Rendering

Suite 1

±13,738 SF

At a Glance

Features

± 13,738 SF

OFFICE

Existing ±2,353 SF

CLEAR HEIGHT

17'

LOADING

(2) Dock-High Doors

Highlights

- Move-in-ready renovated office
- LVP flooring, kitchenette & recessed lighting
- Open warehouse - 17' clear, masonry
- Direct dock-high loading



Renovated office — LVP flooring



Recessed lighting & natural light



Kitchenette & break area



Dock-high loading

At a Glance

Features

±13,162 SF

NEW SPEC OFFICE
625 SF

CLEAR HEIGHT
20'

LOADING
(2) Grade-Level Doors

New Office - 625 SF

- (2) private offices - 12' × 16'
- Open office area
- Restrooms

Highlights

- Brand-new spec office build-out
- Whitebox warehouse make-ready
- Grade-level drive-in access



Reception / vestibule

*Rendering



Private office

*Rendering



Private office

*Rendering



Restrooms

*Rendering

Whitebox Warehouse - Spec Make-Ready



Whitebox warehouse - refinished, clear-span

**Rendering*



Whitebox warehouse - open bays, painted columns

**Rendering*

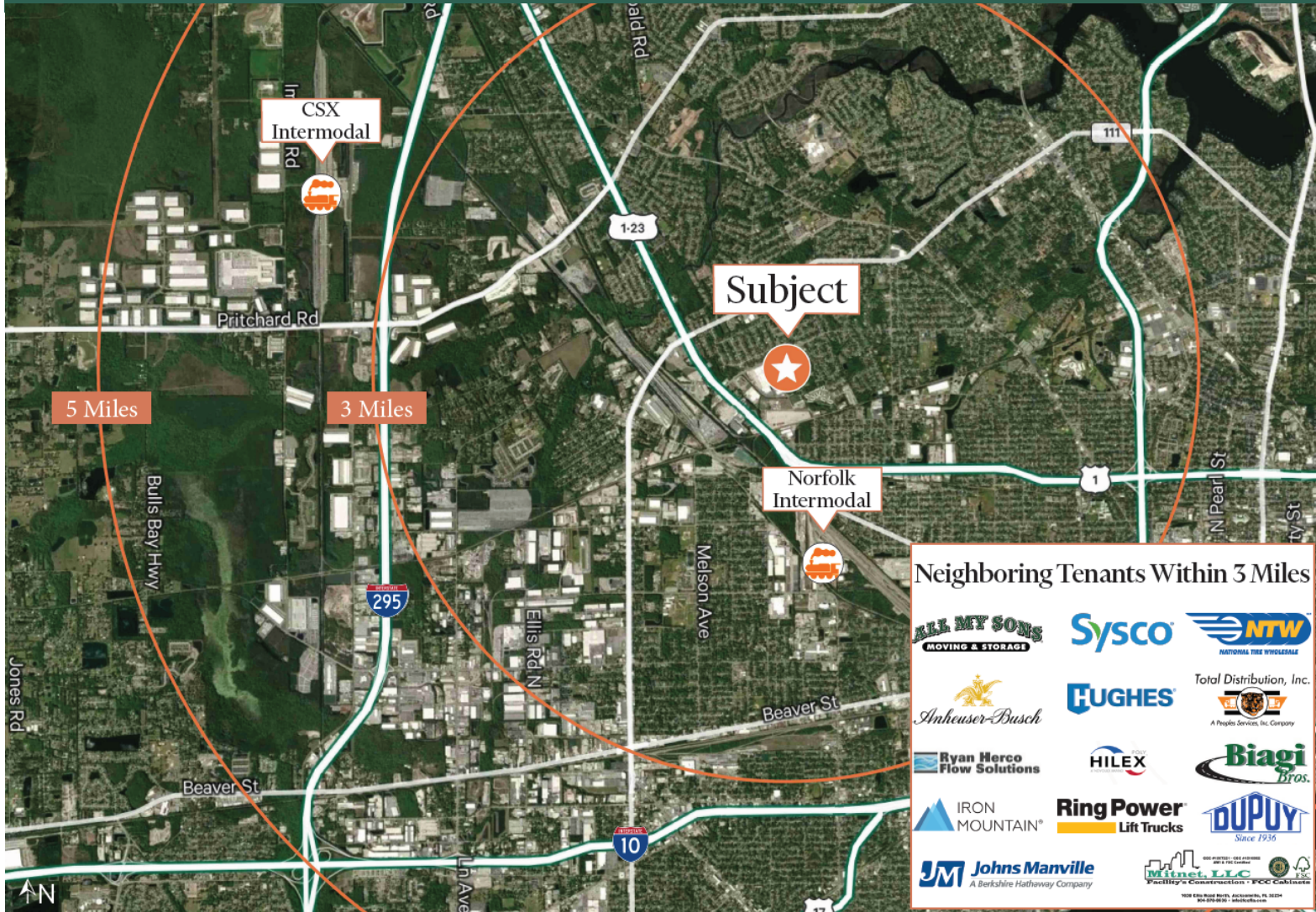


Existing condition - masonry warehouse

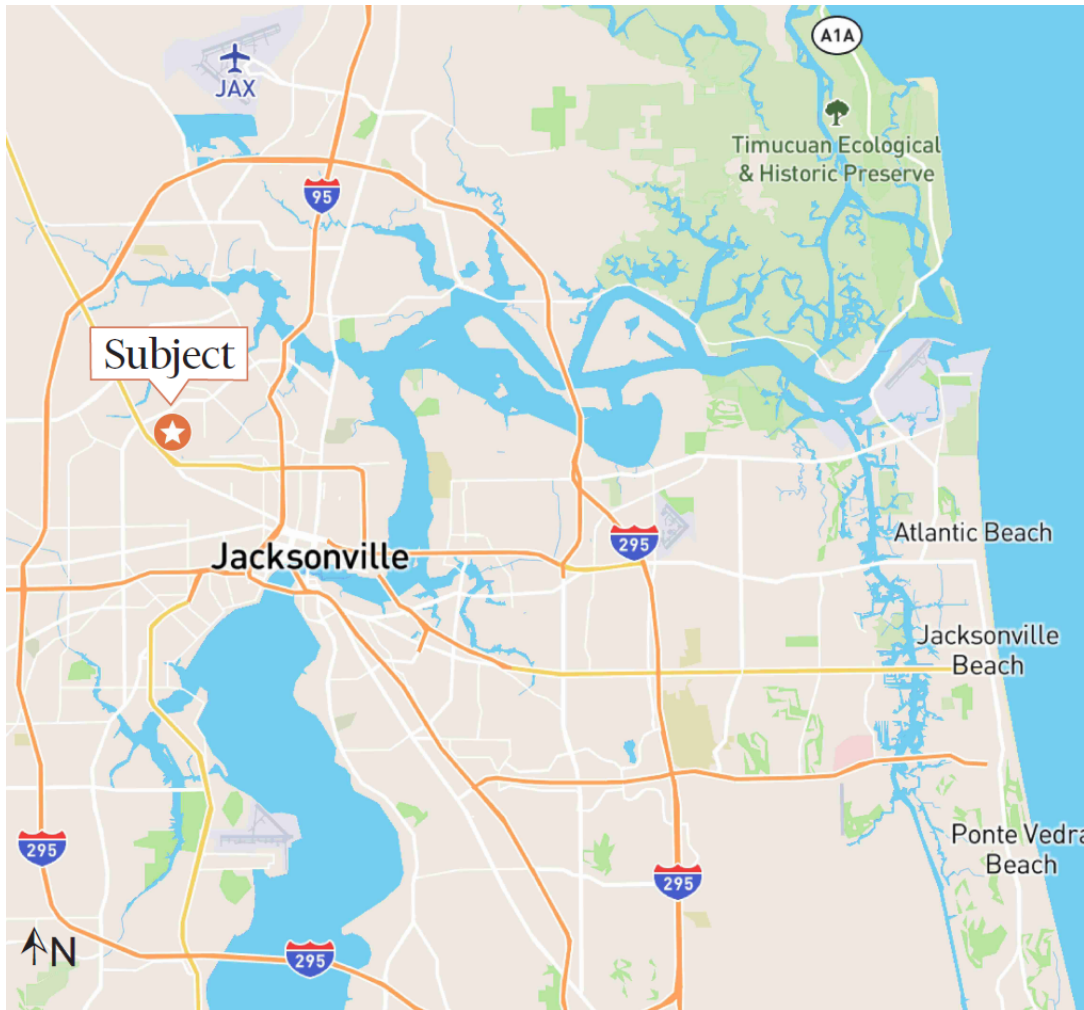


Existing condition - dock & grade-level loading

5438 VERNON ROAD - 3 AND 5 MILE DRIVE RADIUS



5438 Vernon Road, Jacksonville, FL 32209



Location Highlights

- Northwest Jacksonville industrial submarket
- Direct access via Pritchard Road corridor
- Minutes to I-295 beltway and I-10
- Established distribution & manufacturing node

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