

# BAYCENTER COMMERCE PARK

8030, 8032 & 8036 Philips Highway, Jacksonville, FL 32256

±1,600 -  
16,800 SF  
AVAILABLE

## About the Park:

Baycenter Commerce Park is a 148,500± square foot flex office industrial park directly fronting highly traveled Philips Highway near Baymeadows Road. The park offers office and showroom areas as well as warehouse space.

- Office/showroom and warehouse space
- 9' - 18' ceiling heights
- Dock High Loading Doors
- Great location and access to other major thoroughfares



**LOCAL  
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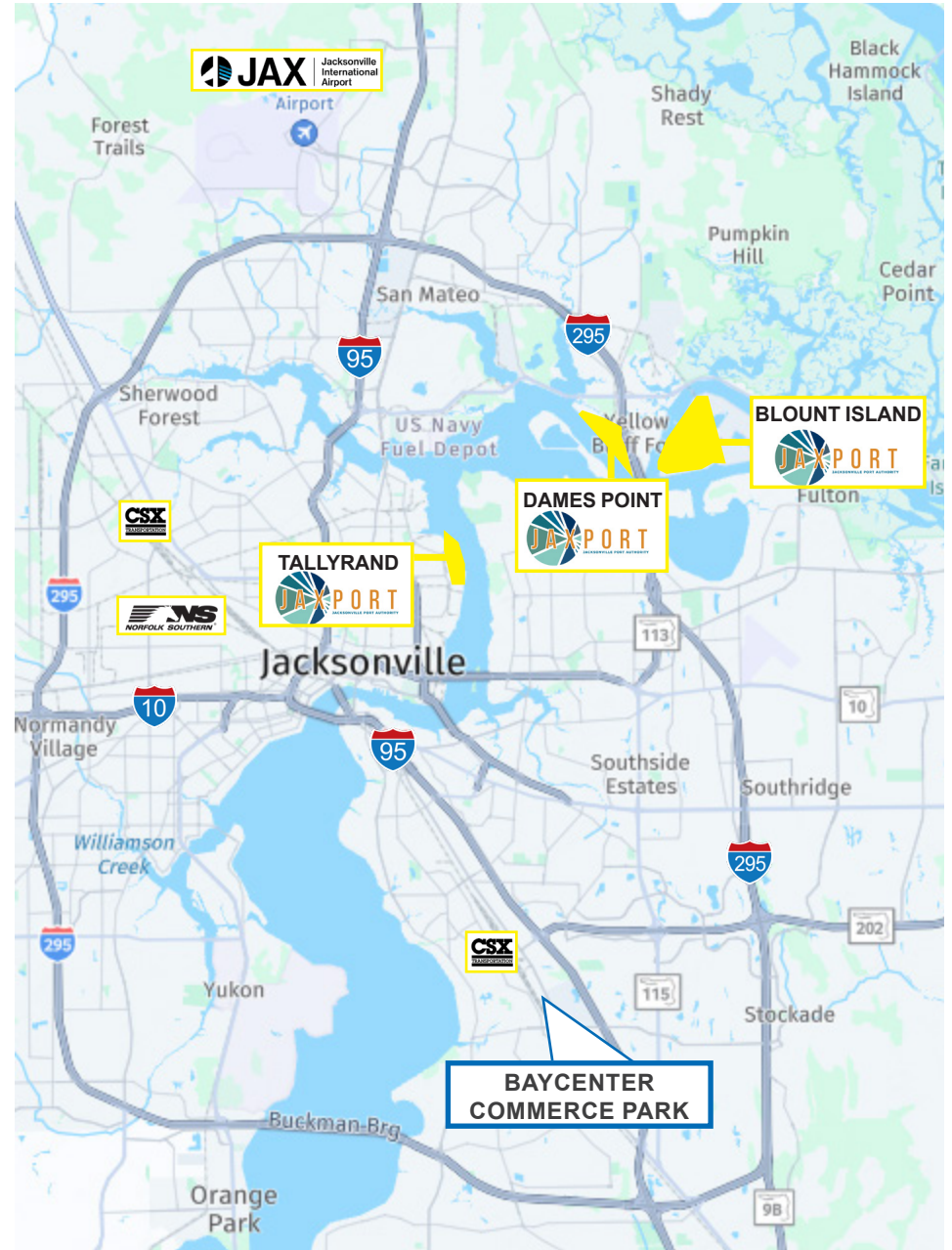
# PROPERTY PHOTOS

Baycenter Commerce Park | 8030, 8032 & 8036 Philips Hwy



# CONVENIENT LOCATION





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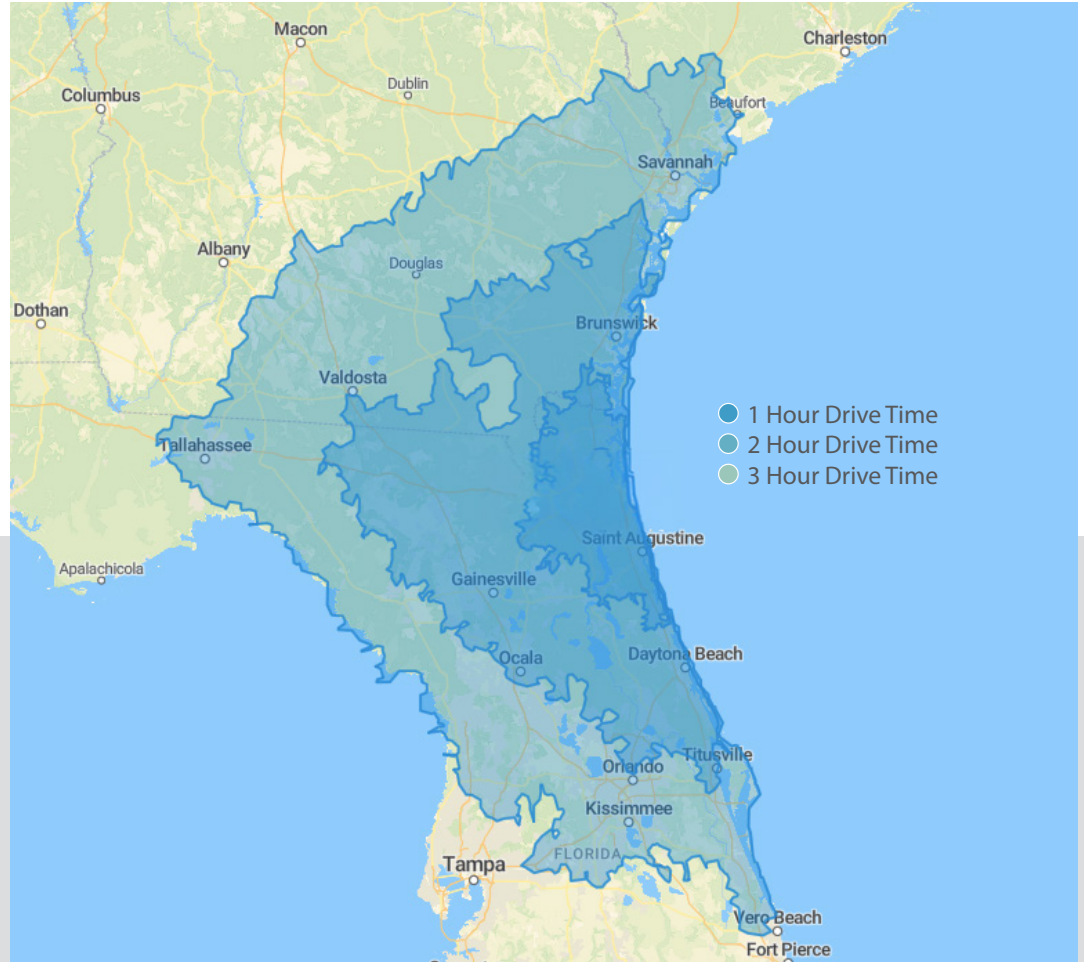
# PROPERTY LOCATION

Baycenter Commerce Park | 8030, 8032 & 8036 Philips Hwy

Located along Jacksonville's premier Southside industrial corridor, 8030 Philips Highway 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
<b>2024 Estimated Population</b>	5,012	81,891	188,778
<b>2029 Estimated Population Projection</b>	5,183	85,127	193,889
<b>2024 Average Household Income</b>	\$95,549	\$95,826	\$102,335
<b>2029 Average Projected Household Income</b>	\$113,245	\$111,055	\$119,498