

Small Bay Warehouse Space For Sublease

8186 & 8188 Baymeadows Way West

Jacksonville, FL 32256

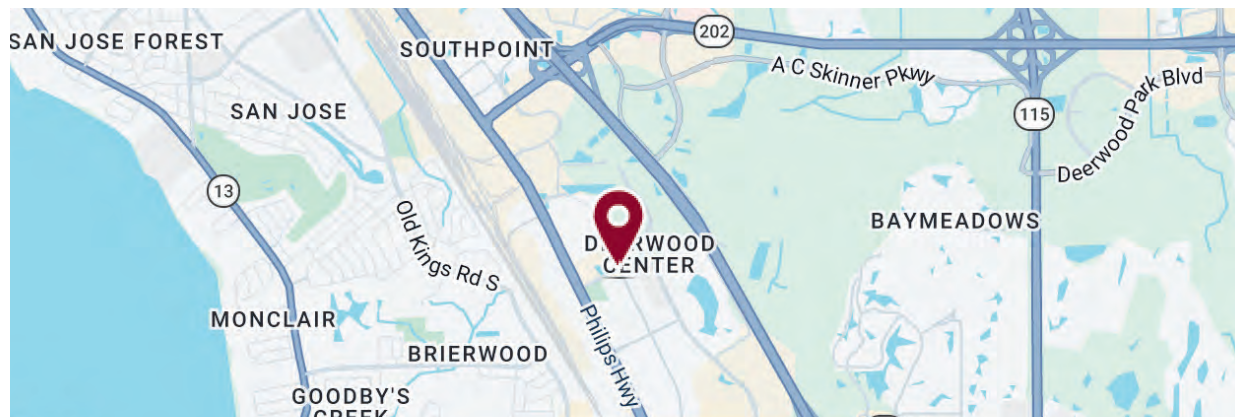


OFFERING SUMMARY

Lease Rate	\$15.41 PSF, NNN
Space Available	6,344± SF
Warehouse Size	4,904± SF
Office Size	1,440± SF
Zoning	IBP-2
Ceiling Height	19'±
Loading	2 Grade-level Doors
Comments	Sublease expires 9/30/29

PROPERTY OVERVIEW

Strategically located within Deerwood Center just off Philips Highway, this 6,344± SF industrial suite is perfectly tailored for small-bay distribution and operations users. The highly functional layout features 4,904± SF of warehouse space with 19'± clear heights and three grade-level doors, complemented by 1,440± SF of office space. Available as an attractive sublease through September 30, 2029, the property offers immediate operational readiness and premier I-95 connectivity for efficient last-mile logistics.



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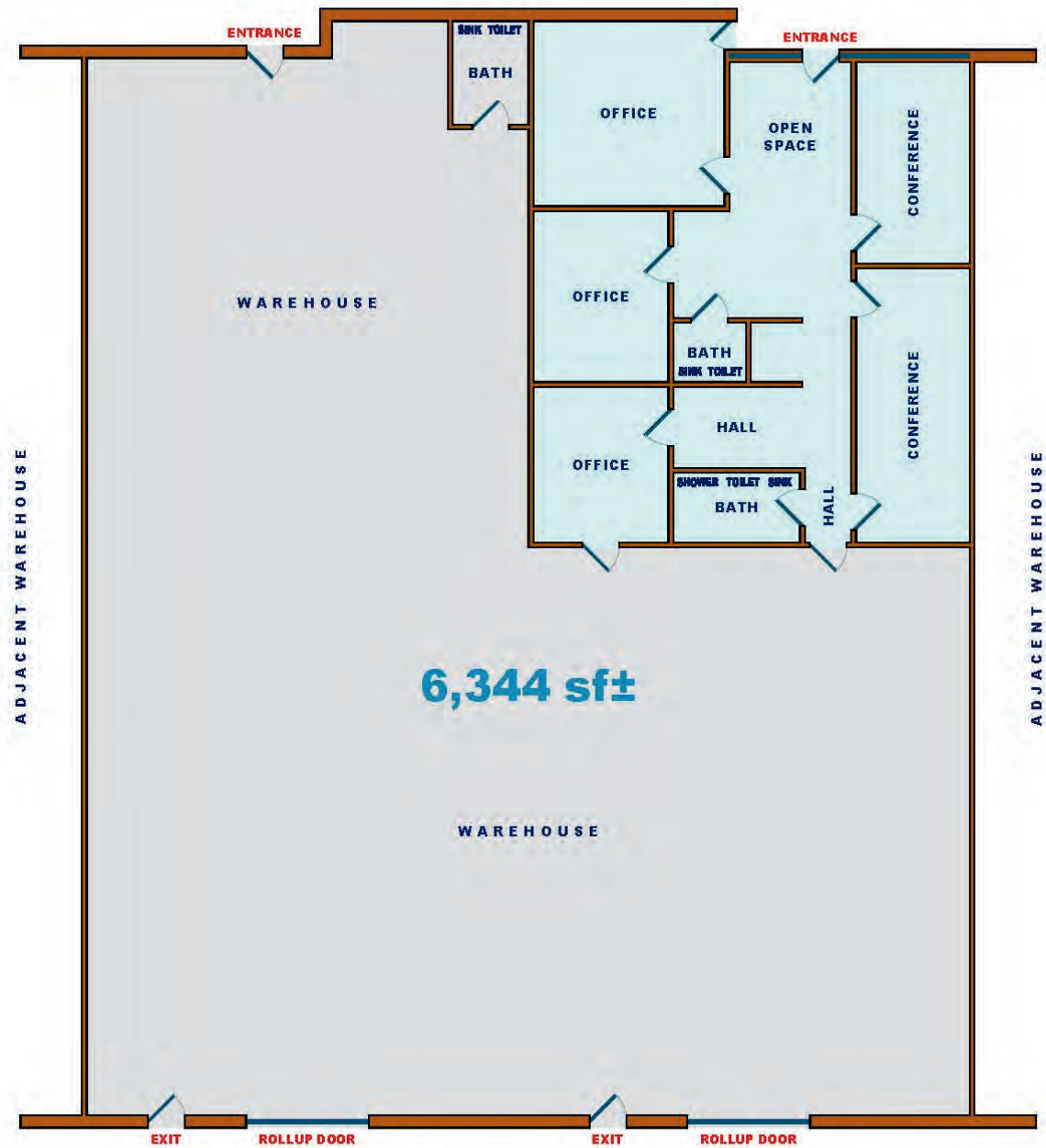
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