



# For Lease

8040 Bayberry Road | Jacksonville, FL 32256

186,968± SF to 392,006± SF



**8040 Bayberry Rd**

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# Property Details

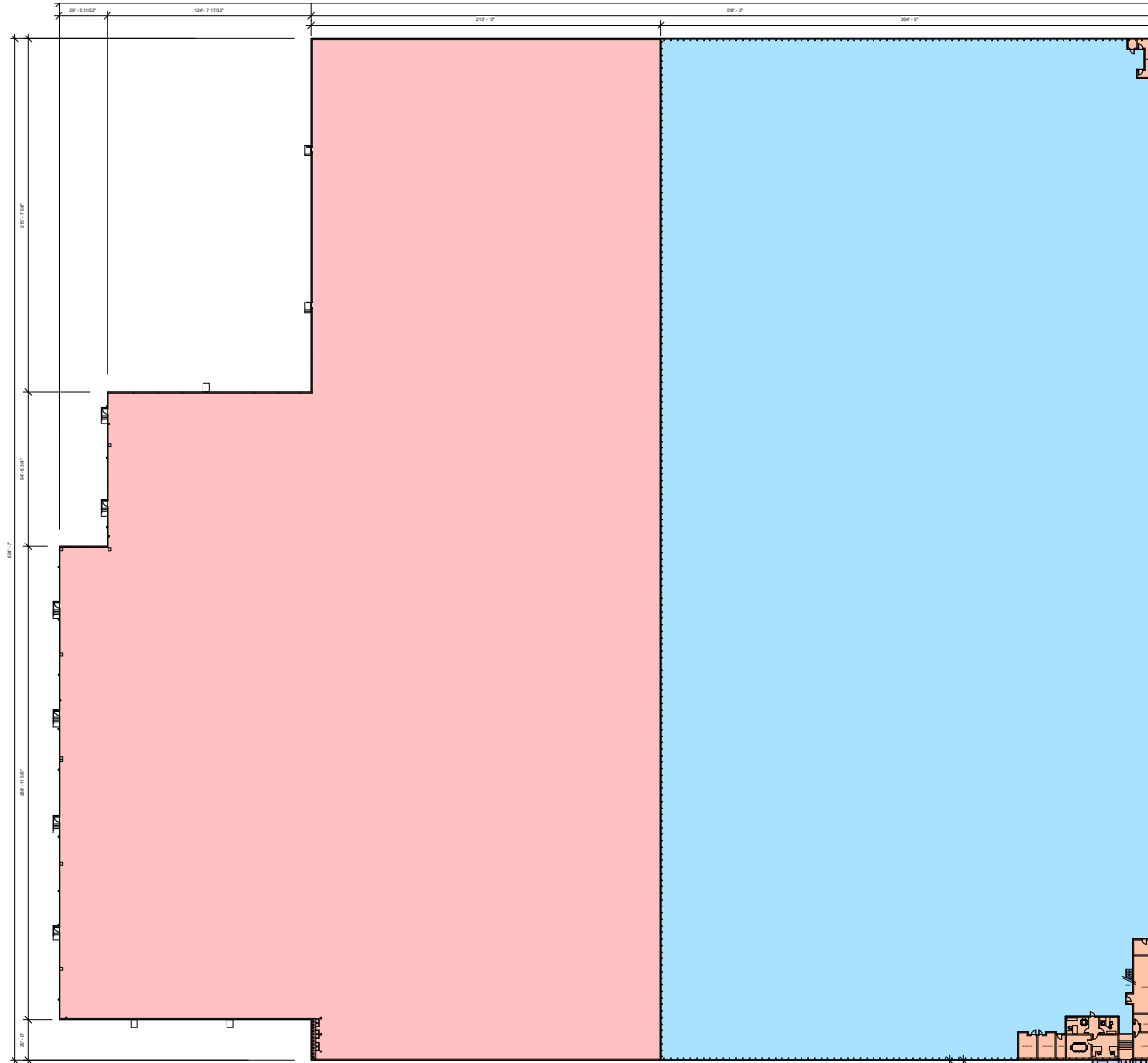
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Site Area	15.58 acres
Building Area	392,006 SF
Main Office	10,751 SF
Warehouse Office	3,010 SF
Mezzanine Office	1,478 SF
Bldg. Dimensions	672' d x 624' w
Clear Height	23'
Roof	Modified bitume
Dock High Doors	22
Drive In Doors	3 total - 2 grade level and 1 ramp
Dock Levelers	45K lb.pit levelers
Car Parking	167
Off Dock Trailer Stalls	15 expandable
Configuration	Side load
Truck Court Depth	120'
Sprinklers	Wet Pipe System Suitable for Class I - IV Commodities
Electric Service	1,600amp & 2,000amp, 277/480v, 3-phase
WH Lighting	LED on motion sensors



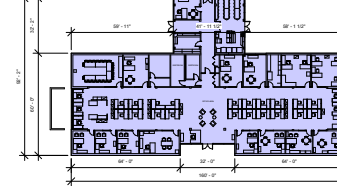
# Floor Plan

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AREA CALCULATIONS:		
	FRONT OFFICE POD	10,751 SQ.FT.
	WAREHOUSE A	189,790 SQ.FT.
	WAREHOUSE B	186,968 SQ.FT.
	WAREHOUSE OFFICE	3,010 SQ.FT.
	MEZZANINE	1,487 SQ.FT.
TOTAL BUILDING:		392,006 SQ.FT.

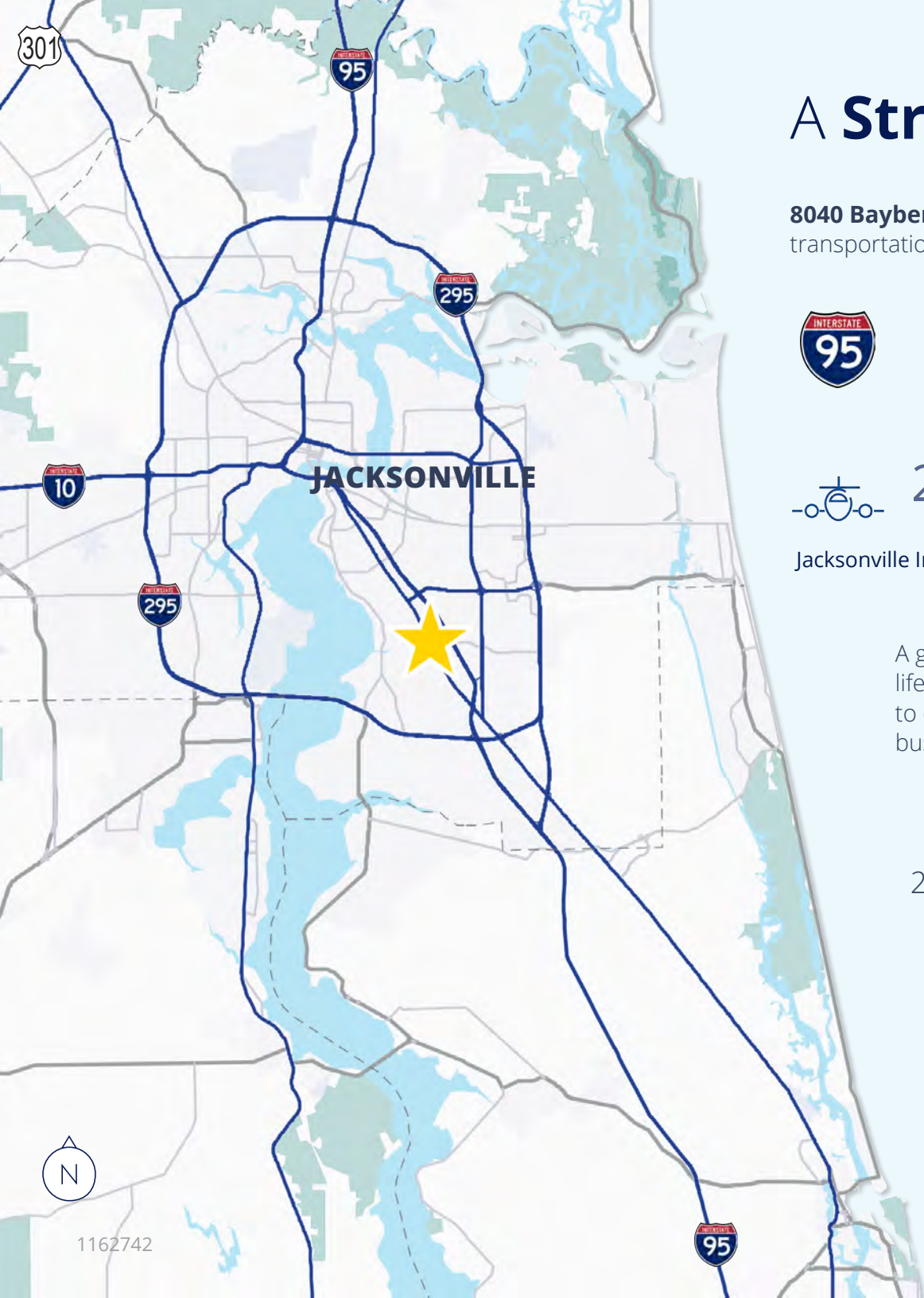
① Level 1  
1/32" = 1'-0"



# Aerial View

8040 Bayberry Rd | Jacksonville, FL 32256





# A **Strategic** Location

**8040 Bayberry Rd** provides excellent connectivity to the region's major transportation infrastructure.



1.0  
Miles



4.5  
Miles



11.6  
Miles



24.7  
Miles



3.0  
Miles



18.5  
Miles

Jacksonville Int'l Airport

Florida East Coast Railway

JAXPORT Marine Terminals

A gem of the Southeast, Jacksonville combines a high quality of life, a growing skilled talent pool, and a cost-effective alternative to other major Florida metros—making it an ideal destination for business and lifestyle.

**1,696,786**  
2023 Total Population  
Jacksonville MSA  
*ESRI*

**8%**  
Population Growth  
(2019 - 2023)  
*ESRI*

**#6**  
MSA in 2023 Migration  
Population Growth  
*LINKEDIN 2023*





## Contact Us

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