

±35,000 SF WAREHOUSE AVAILABLE FOR LEASE

7660 Gainesville Ave | Jacksonville, FL 32208



- ±35,000 SF Available
- ±1,000 SF Office
- Parking Lot Construction Completed
- Covered loading
- Over 54 million consumers located within an 8-hour drive
- Located between JAXPORT & Airport
- 1.2 miles to I-95 and 5.3 miles to I-295
- FTZ # 64 available

7660 Gainesville Avenue in Jacksonville, Florida is an industrial property offering efficient warehouse and distribution space with convenient access to I-10, I-95, I-295, JAXPORT, CSX rail service, and Jacksonville International Airport. Situated within Jacksonville's established Westside industrial submarket, the property benefits from a strong labor pool, proximity to major manufacturing and logistics users, and excellent connectivity to regional and national transportation networks.

LOCAL MARKET EXPERTS

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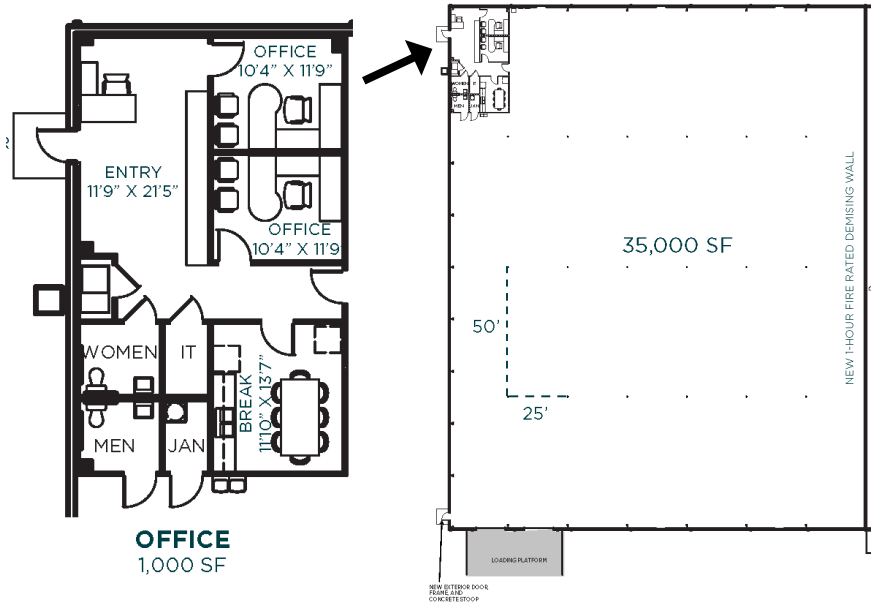
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BUILDING SPECIFICATIONS

7660 Gainesville Ave | Jacksonville, FL 32208



Property Highlights

Available SF:	±35,000 SF Available
Spec Office:	1,000 SF
Building Depth:	200'
Clear Height:	20'-28'
Column Spacing:	50' X 25'
Dock Doors:	2 (12' X 12')
Loading:	Covered, Front loading
Sprinklers:	Wet
Zoning:	IL (Industrial Light)
Construction:	Metal
Auto Parking:	±33 Spaces; Paved and Striped
Year Built:	2008
Power:	480V – 3 Phase – 600 amp
Land:	19.25 Acres

PROPERTY OVERVIEW

7660 Gainesville Ave | Jacksonville, FL 32208

Gainesville Ave is a premier industrial opportunity strategically located at 7660 Gainesville Ave in Jacksonville, Florida that is offered for lease. The property delivers modern logistics functionality with exceptional access to Jacksonville's major transportation corridors, ports, rail infrastructure, and regional distribution networks.

Positioned with convenient access to I-95, I-295, Downtown Jacksonville, JAXPORT, and Jacksonville International Airport, the asset provides exceptional connectivity for regional distribution, logistics, manufacturing, and e-commerce operations. Available space includes up to 35,000 square feet of warehouse/distribution area with dedicated office space, making it an ideal solution for users seeking efficient operations in one of Northeast Florida's key industrial markets.



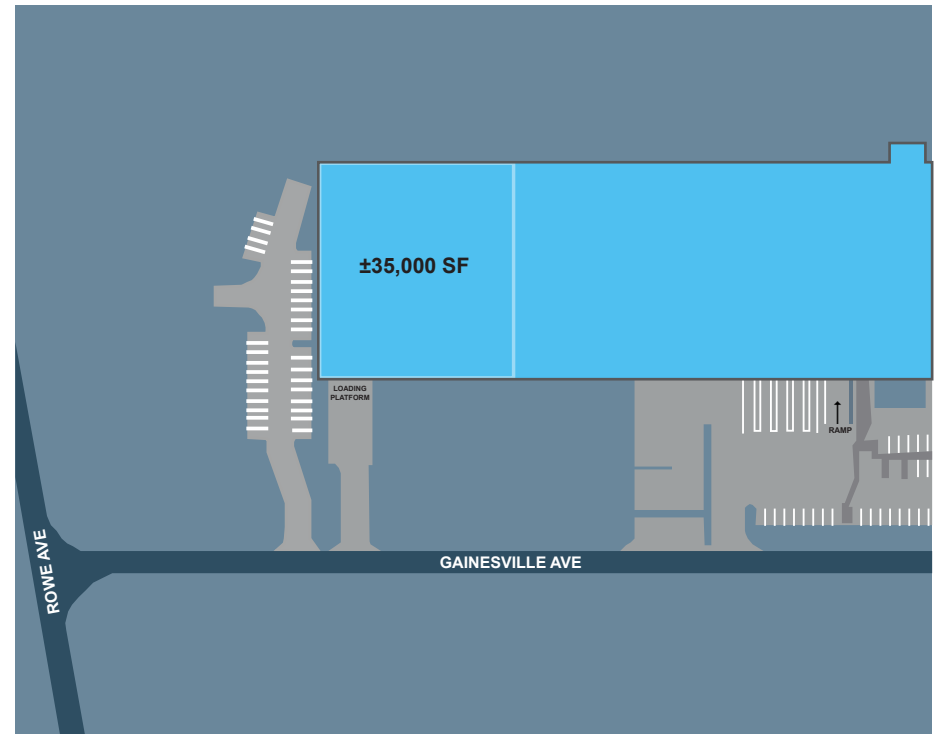
Excellent
Westside
Location



±35,000 SF
Available









Zoned IL -
(Industrial
Light)

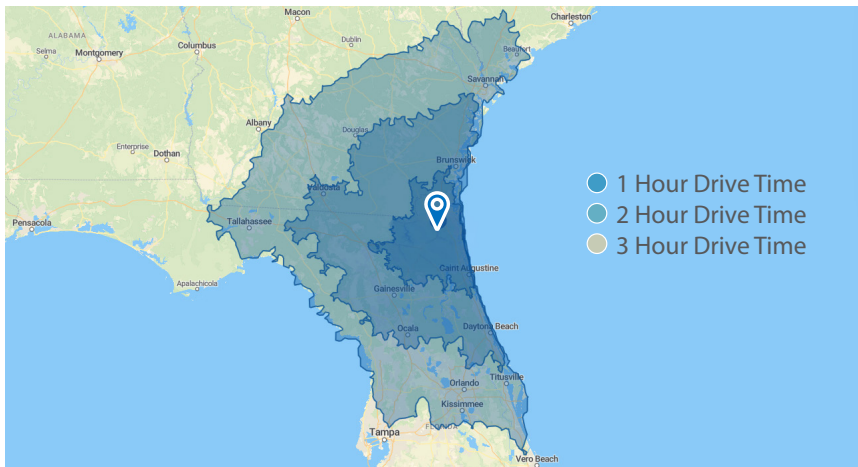


STRATEGIC LOCATION

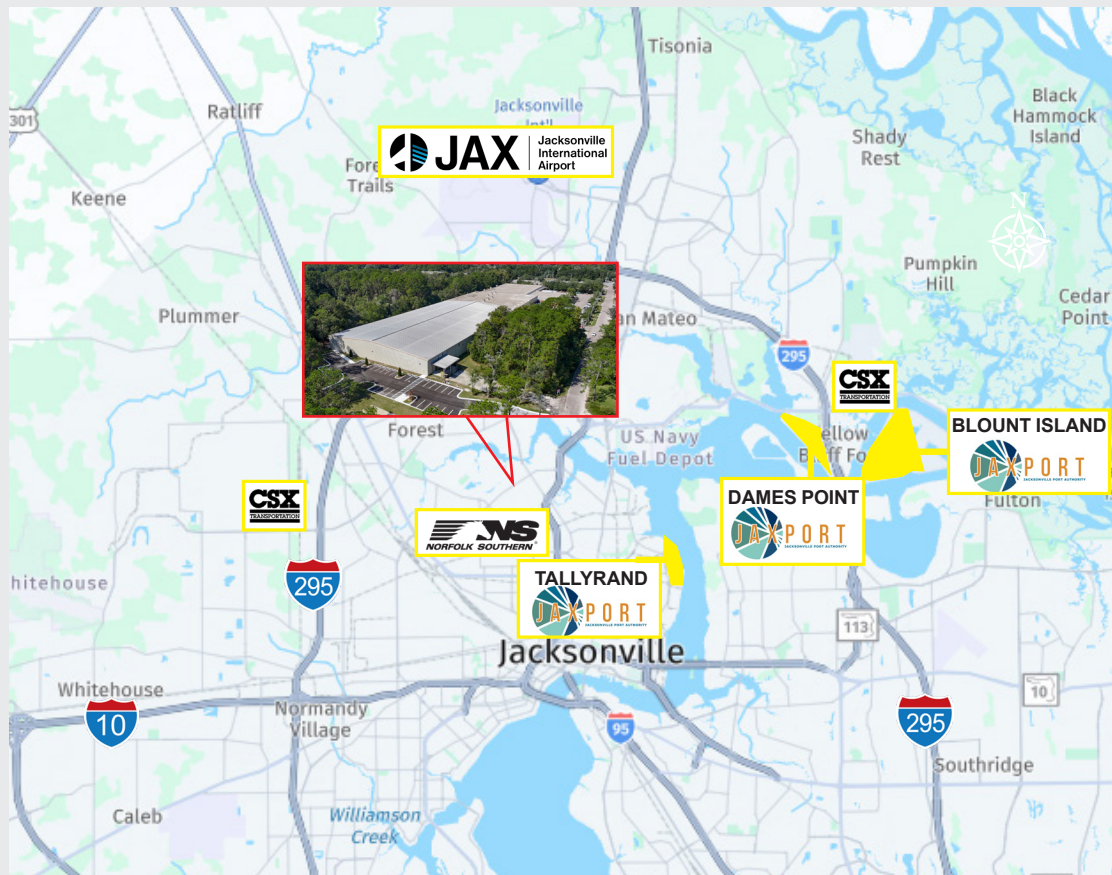
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Point of Interest	Time	Miles
 I-95	6 min	2.1
 I-295	11 min	5.1
 I-10	12 min	6.4
 Jax International Airport	15 min	10.4
 JaxPort	16 min	8.4
 Tallyrand	13 min	4.2

Positioned in the heart of Jacksonville's growing industrial corridor, 7660 Gainesville Ave offers businesses a competitive advantage through superior transportation access, workforce availability, and proximity to key markets. The property is ideally suited for companies seeking a centrally located, functional, and efficient logistics platform in Northeast Florida.



- ✓ **Premier Jacksonville industrial location for regional and local distribution**
- ✓ **Strategically located with easy access to Interstates 10, 95 & 295**
- ✓ **Close proximity to extensive food industry presence in the high growth North Florida Region**
- ✓ **Strong Local Labor Base**



WHY JACKSONVILLE

Overview

- Jacksonville's strategic location in the Southeast, coupled with its deep-water port makes it an attractive option for businesses that want to serve larger regional and international markets.
- Jacksonville is the largest metro area by land mass in the U.S.
- The region's strong military presence, together with its affordable cost of living and high quality of life, attracts a young and talented workforce.



Job and Economy Overview

- Jacksonville MSA employment increased approximately 1.3% year-over-year in 2025, reflecting continued job growth.
- The Jacksonville area unemployment rate averaged approximately 4.5% in late 2025, up from historically low levels in 2023–2024, reflecting broader national labor market normalization.
- In 2025, the education and health services sector added the most jobs, followed by professional and business services and leisure and hospitality, while some administrative and financial sectors experienced modest declines.

Population Overview

- Jacksonville's population growth continues to be driven by millennial workforce migration and retirement-age residents, attracted by quality of life, affordability, and access to employment opportunities.
- The Jacksonville MSA population is estimated at approximately 1.75–1.8 million residents in 2025 and is projected to exceed 1.8 million by 2030, representing sustained long-term growth

*information via <https://www.floridajobs.org>



FLORIDA'S ECONOMIC SUCCESS

Florida's Workforce Supplies Business Talent

A diverse market alongside strong training and education facilities creates one of the nation's most attractive workforces for businesses in Florida.

Florida's talent pipeline is consistently ranked among the best in the nation. Much credit for the excellent skills of the Florida workforce can be given to the state's educational institutions and unique workforce training programs. Florida is home to the nation's 3rd largest workforce, totaling more than 11.5 million. The state's 12 public universities, 6 major medical schools and numerous private colleges and universities work closely with the business community to build programs that reflect the needs of Florida's industries.

Florida's Business Advantages

From a pro-business climate to top infrastructure and a skilled workforce, it's no wonder why companies expand in Florida.

Florida can propel your company's growth in today's competitive global market. Florida stands ready to welcome companies with the talented workforce, top-ranked infrastructure, global connectivity and quality of life your company needs. These are just a few reasons why global players, established companies and blossoming startups have chosen to expand in Florida. Explore more of Florida's business advantages below.

Pro-Business Climate

Florida's huge market and pro-business climate help companies reach growth and expansion goals with ease. Florida consistently ranks among the best states for business, thanks to its pro-business state tax policies, competitive cost of doing business and streamlined regulatory environment. Government and economic development leaders work together to ensure that the state's business climate remains favorable to companies of all sizes, including some of the nation's leading corporations.

Beyond that, Florida offers a cost-efficient alternative to high-tech states with more affordable land, labor and capital than its competitors. The state's regulatory agencies and local governments provide quicker, less costly and more predictable permitting processes for significant economic development projects without reducing environmental standards. Florida's zero percent personal income tax also makes it easier for you to build the business of your dreams. More money in your pocket today means more flexibility to spend on your business and your future.

Success Today Requires Global Access

From moving people to moving data, Florida has built what it takes to be an economic powerhouse. Florida has been named the No. 1 state for higher education by U.S. News & World Report for six consecutive years.

Florida's transportation infrastructure is one of the world's most extensive multi-modal systems, featuring international airports, deep-water seaports, extensive highway and rail networks and multiple hubs that allow for high-speed data transmission from around the U.S. to Europe, Latin America and Africa.

Florida is connected to the world in every possible way. From strong cultural and trade connections with Latin America to unmatched global reach via its modern ports and airports and its leadership in the commercial space industry, Florida is a true global hub for business.

The state is also recognized as one of the top five telecom hubs in the world. The Network Access Point (NAP) in Miami serves as a major switching station for Internet traffic coming to and from Latin America, while other high-speed networks, such as the Florida LambdaRail and LA Grid, facilitate R&D efforts.

*information via <https://www.enterpriseflorida.com>

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JAXPORT

Positioned in the Southeastern United States at a key intersection of national rail and highway systems, the Jacksonville Port Authority (JAXPORT) serves as a major international gateway to Florida—the third most populous state in the U.S. It stands as the state’s leading container port and ranks among the top vehicle-handling ports in the country.

Numerous ocean carriers operate through JAXPORT, providing efficient access to over 140 ports across more than 70 nations. Shippers benefit from streamlined connections through a network of approximately 100 trucking companies and daily rail service from Class I railroads CSX and Norfolk Southern, along with the regional Florida East Coast Railway.

