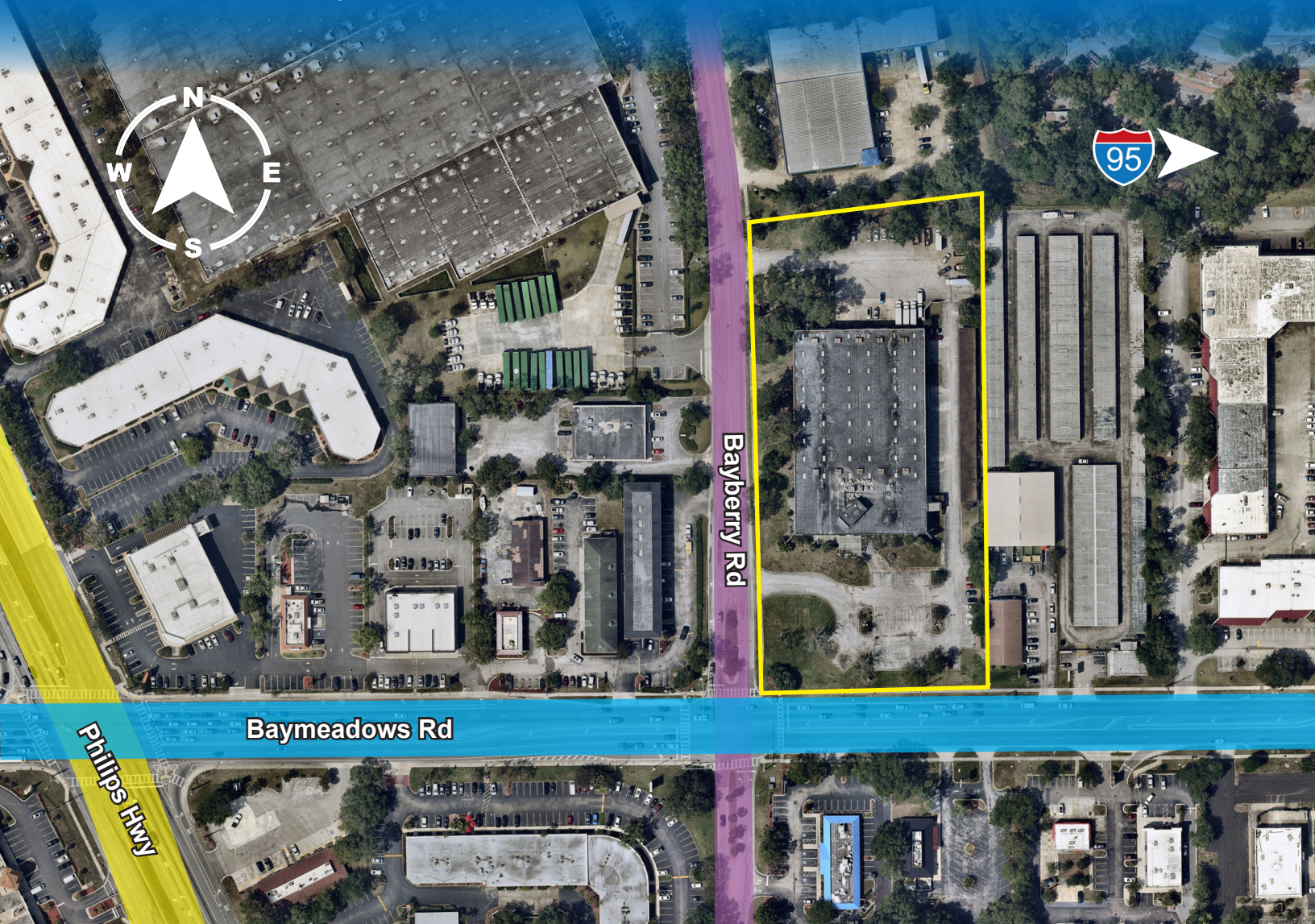


8443 BAYMEADOWS RD

JACKSONVILLE, FL | 32256



±61,000 SF WAREHOUSE/OFFICE AVAILABLE FOR LEASE

For further information, please contact our exclusive agents:

BRYAN BARTLETT, SIOR Senior VP/Principal
bbartlett@phoenixrealty.net



Newmark Phoenix Realty Group, Inc.
904.399.5222
10739 Deerwood Park Blvd. #310
Jacksonville, FL 32256

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www.phoenixrealty.net

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.



Property Highlights

8443 Baymeadows Rd | Jacksonville, FL | 32256

PROPERTY HIGHLIGHTS

- ±38,000 SF Warehouse Space
- ±22,000 SF of Showroom total between the first and second story
- Year Built: 1982
- Zoning: IBP
- 1 Grade Level Drive-in-Door
- 5 Dock High Doors
- 120' truck court
- ±0.15 AC of covered outside storage
- ±68 Auto parking spaces
- Two points of ingress and egress
- Direct frontage on Baymeadows Rd
- Clear Height: 24'
- Fire Protection: wet pipe
- Power: 1,000 Amp/277/4803 Phase

**AVAILABLE
APRIL 2024**

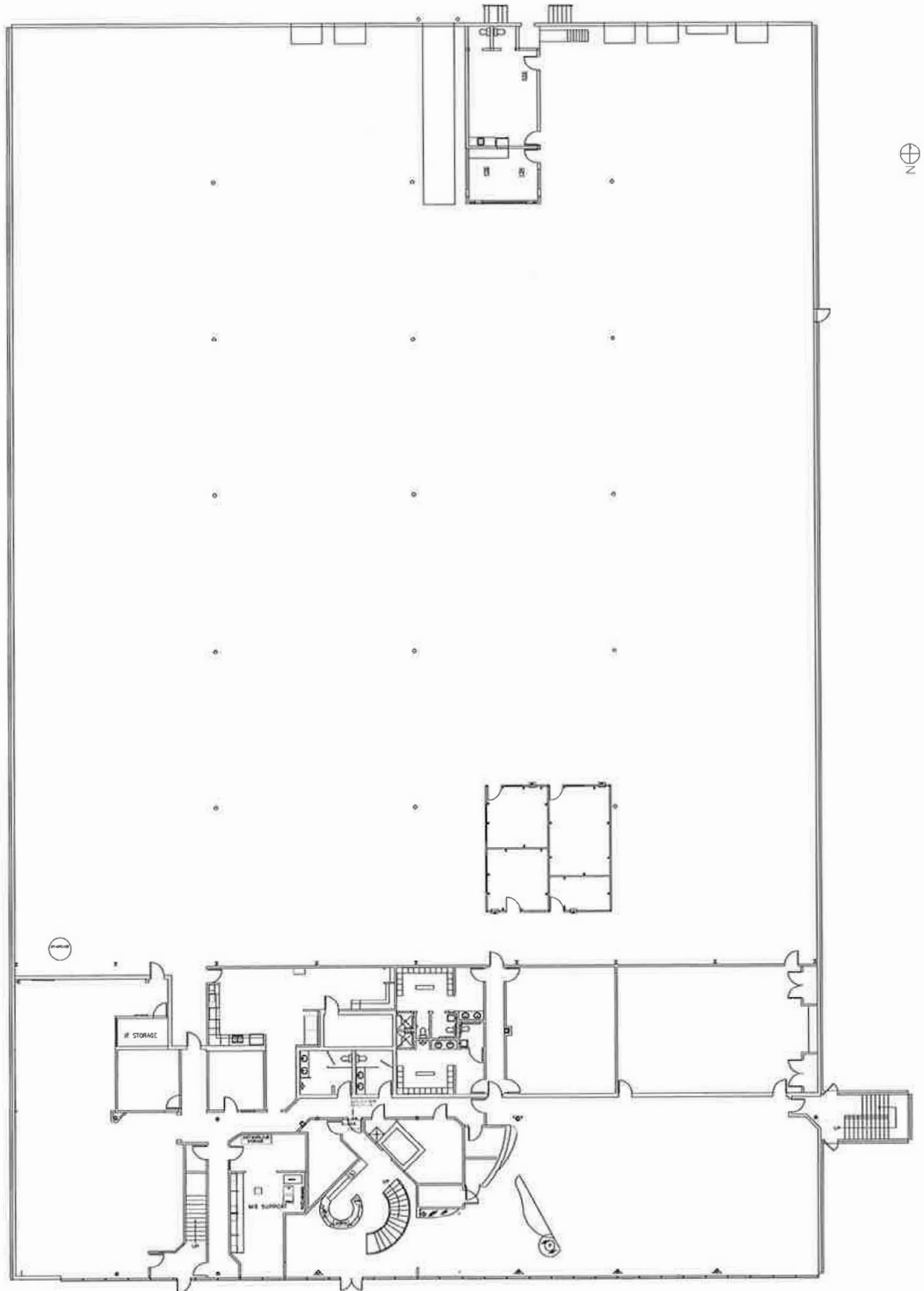


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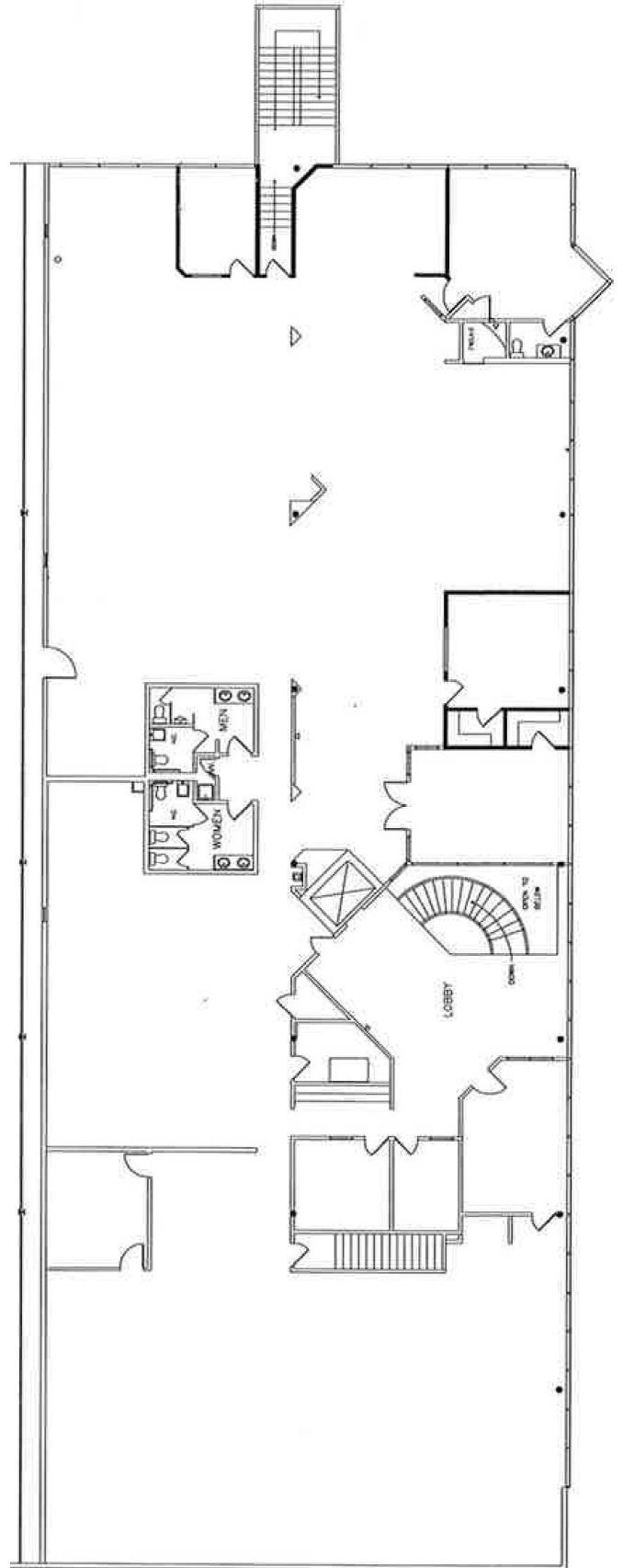
Building Floor Plan

8443 Baymeadows Rd | Jacksonville, FL | 32256



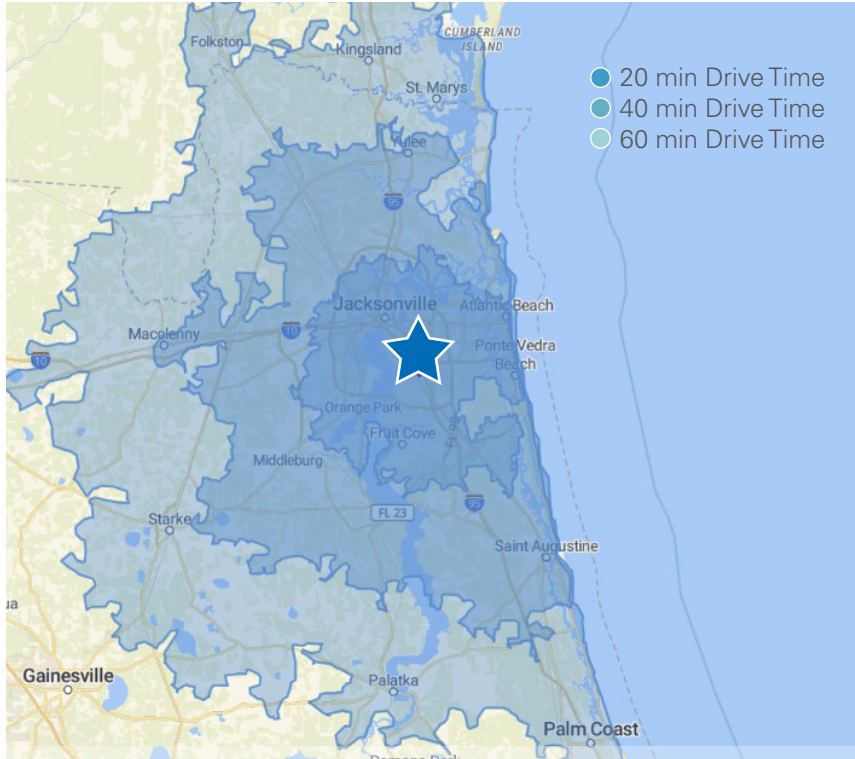
Office Floor Plan

8443 Baymeadows Rd | Jacksonville, FL | 32256



Area Overview

8443 Baymeadows Rd | Jacksonville, FL | 32256



Point of Interest	Time	Miles
I-295	10 min	6.2
I-95	5 min	1.3
I-10	17 min	11.7
Jax International Airport	27 min	25.2
JaxPort	28 min	20.8
Northfolk Southern	25 min	18.4

- ✓ **Premier Jacksonville Industrial location for regional and local distribution**
- ✓ **Strategically located with easy access to Interstates 10, 95 & 295**
- ✓ **Close proximity to Norfolk Southern Intermodal rail yard**



PROXIMITY from Jacksonville to the following U.S. cities:

- Atlanta: 296 miles
- Birmingham: 375 miles
- Charlotte: 350 miles
- Miami: 317 miles
- New Orleans: 507 miles
- Chattanooga: 397 miles

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