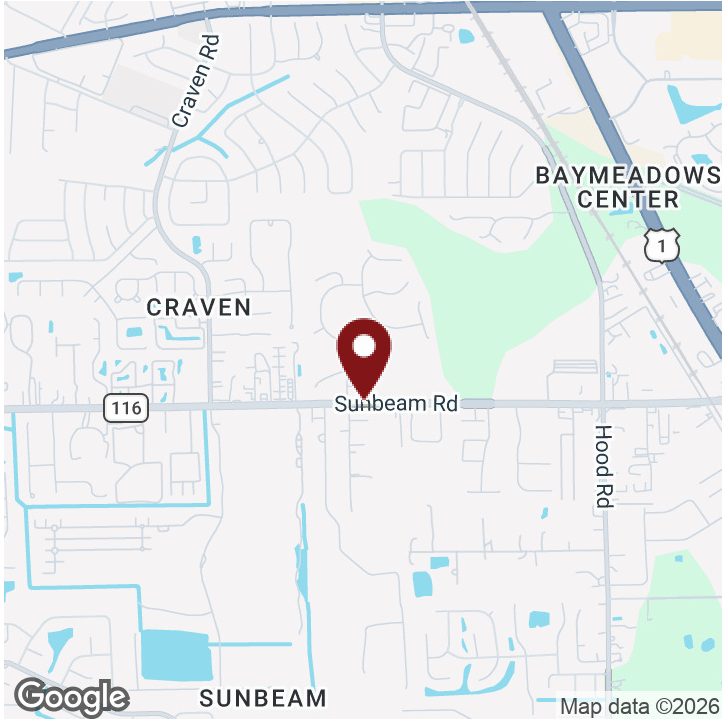


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Lease Rate:	\$14 SF/yr (NNN)
Building Size:	10,000 SF
Available SF:	1,250 - 10,000 SF
Lot Size:	46,174 Acres
Year Built:	2026
Zoning:	PUD
Market:	Southside
Submarket:	Baymeadows

4672 Sunbeam Road presents an industrial opportunity tailored for operational efficiency and owner investment. This durable facility offers a well-laid-out footprint with generous clear-span interiors, durable loading accommodations, and reliable utility infrastructure. The property is marketed by SVR Commercial LLC and benefits from streamlined ingress/egress that supports high-density logistics or manufacturing operations. A gritty exterior with reinforced construction reflects its suitability for demanding industrial tenants while the secure yard area accommodates equipment staging and truck maneuverability. With thoughtful updates to critical systems, this asset stands ready to support immediate occupancy and long-term operational continuity.

- Well-laid out footprint optimized for efficient operations
- Clear-span interiors support manufacturing or logistics
- Durable loading accommodations for frequent shipments
- Secure yard area for equipment staging and packing
- Streamlined ingress and egress for truck traffic
- Reinforced construction suited for demanding uses

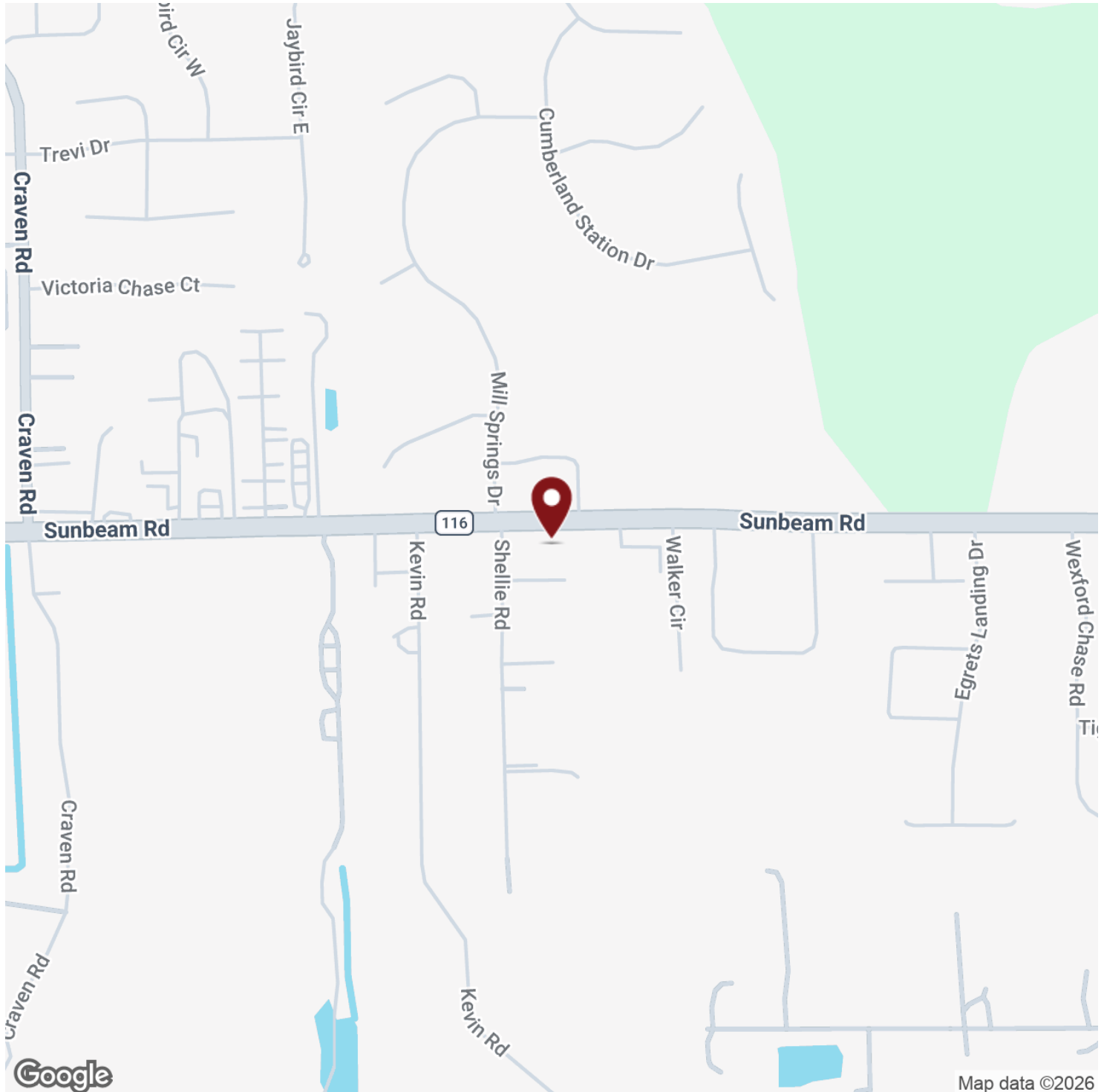
202.905.8578	904.424.4943	904.557.6279
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SVR
Commercial

svrcommercial.com

SUNBEAM PARK

4672 SUNBEAM RD., JACKSONVILLE, FL 32257



VASHA CARTER **PATRICK KENNEY** **TIFFANI SCUNCIO**

202.905.8578

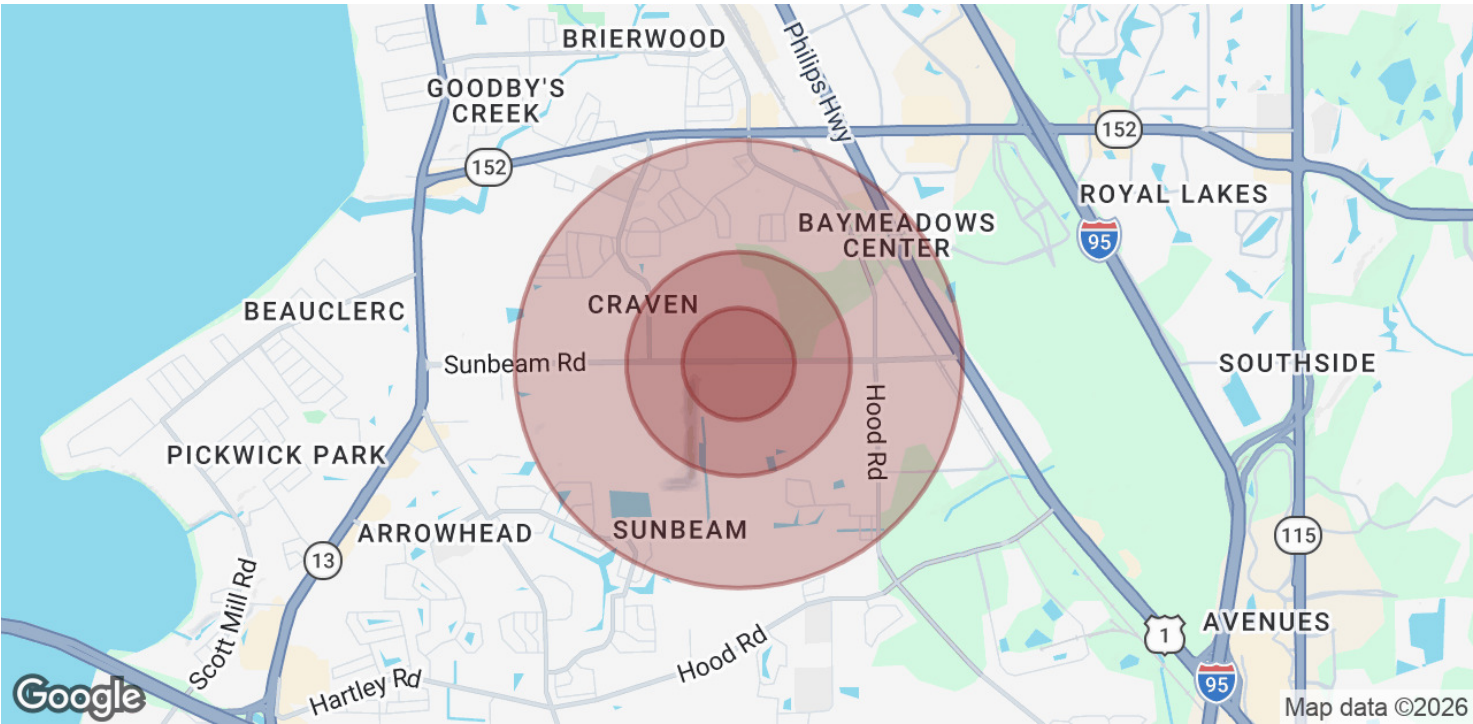
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SUNBEAM PARK

4672 SUNBEAM RD., JACKSONVILLE, FL 32257



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	520	2,428	10,177
Average Age	40.9	41.2	40.5
Average Age (Male)	39.9	40.1	39.3
Average Age (Female)	38.6	39.6	39.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	196	980	4,432
# of Persons per HH	2.7	2.5	2.3
Average HH Income	\$105,511	\$102,732	\$104,952
Average House Value	\$362,469	\$343,799	\$325,630

2023 American Community Survey (ACS)

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