

BAYPOINT AT ARGYLE

7,333 - 25,200± SF GRADE-LEVEL & DOCK-HIGH
UNITS AVAILABLE FOR LEASE



Pine Street / RPS



LOADING

Offering grade-level doors and dock-high loading, the property offers versatile loading solutions for a range of operations. Ideal for efficient shipping, receiving, and logistics operations.

CLEAR HEIGHT

With 19'-21'± ceiling heights, the space supports a variety of industrial uses including manufacturing, warehousing, and high-volume e-commerce fulfillment.

UNIT SIZE

A total of 43,100± SF is available for lease. Current availability includes one 25,200± SF unit, plus two contiguous units of 10,567± SF and 7,333± SF, which can be leased individually or combined to suit tenant requirements

8601 YOUNGERMAN COURT, JACKSONVILLE, FL 32244

Located just off Youngerman Circle, the site offers prominent frontage, ample parking, and easy access to major corridors like Blanding Blvd and I-295/Argyle Forest Blvd.

Argyle Forest is a high-traffic, well-connected area in southwest Jacksonville—ideal for manufacturing, warehousing, and e-commerce operations

All information is deemed accurate but subject to errors and/or omissions.

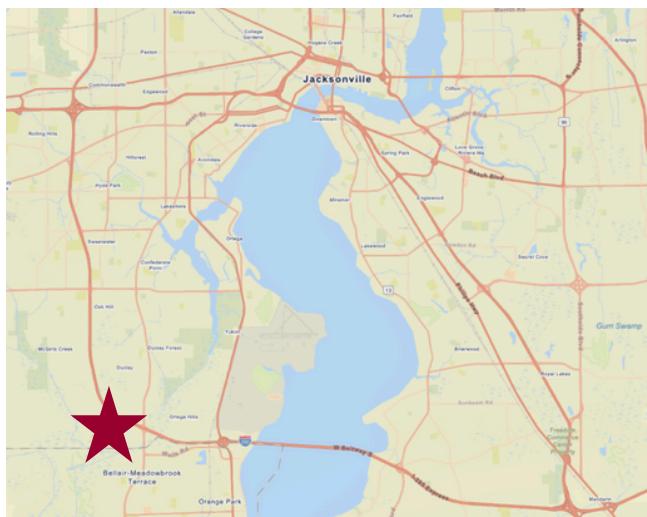
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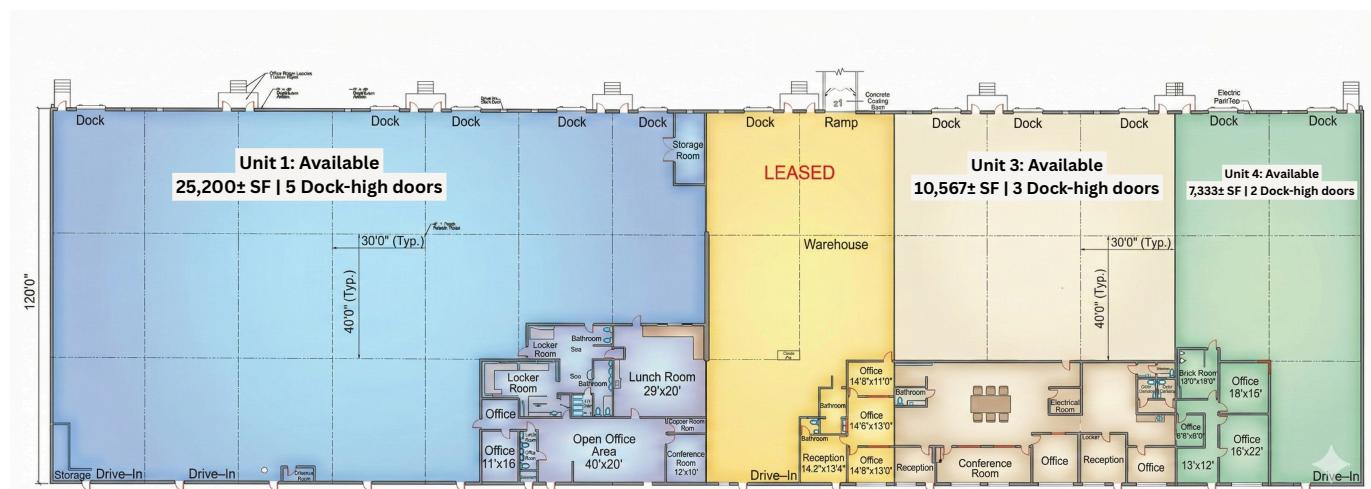
PROPERTY FEATURES

Zoning	PUD
Clear Height	19'-21'±
Loading	Grade-level & Dock-high
Power	3-Phase
Sprinklered	Yes
Build-out Dates	2025
Lease Rate	\$12.50 PSF, NNN



AVAILABLE UNITS

Unit	Size (SF)	Warehouse (SF)	Office (SF)	Ceiling Height	Grade-level Doors	Dock-high Doors
1	25,200±	TBD	TBD	19'-21'±	2	5
3	10,567±	7,200	3,367	19'-21'±	-	3
4	7,333±	5,900	1,433	19'-21'±	1	2
3 & 4	17,900	13,100	4,800	19'-21'±	1	5



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