

BAYPOINT AT ARGYLE

6600 YOUNGERMAN CIRCLE, JACKSONVILLE, FL 32244



Pine Street / RPS



4,800 - 35,700± SF DOCK HIGH & GRADE-LEVEL UNIT AVAILABLE FOR LEASE

Mark Wainwright: (904) 728-1085 | Mark@psrps.com

Summer Wainwright: (904) 377-4949 | Summer@psrps.com

PREMIER LOADING

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

CLEAR HEIGHT

With 14'± ceiling heights, the space supports a variety of industrial uses including manufacturing, warehousing, and high-volume e-commerce fulfillment.

UNIT SIZE

A total of 35,724± SF is available for lease, with the flexibility to lease the entire space or subdivide it into five individual units to accommodate tenant needs

PROPERTY FEATURES

- PUD ZONING
- 14' CLEAR-HEIGHT
- GRADE-LEVEL LOADING
- 3-PHASE POWER
- FULLY SPRINKLERED
- 2025 UNIT BUILD-OUTS
- LOCATED 1 MILE FROM I-295
- LEASE RATE: \$12.50 PSF, NNN



Available Units

Unit	Size (Sf)	Warehouse	Office
A	12,352±	10,522±	1,800±
B	7,798±	6,673±	1,125±
C	5,433±	4,433±	1,000±
D	4,807±	3,607±	1,200±
E	5,334±	3,834±	1,500±



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



Location

Located just off Youngerman Circle, the site offers prominent frontage, ample parking (including a satellite lot), 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



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