# **BAYPOINT AT ARGYLE**

6600 YOUNGERMAN CIRCLE, JACKSONVILLE, FL 32244





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

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

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#### 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 highvolume 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± |
| В    | 7,798±    | 6,673±    | 1,125± |
| С    | 5,433±    | 4,433±    | 1,000± |
| D    | 4,807±    | 3,607±    | 1,200± |
| E    | 5,334±    | 3,834±    | 1,500± |



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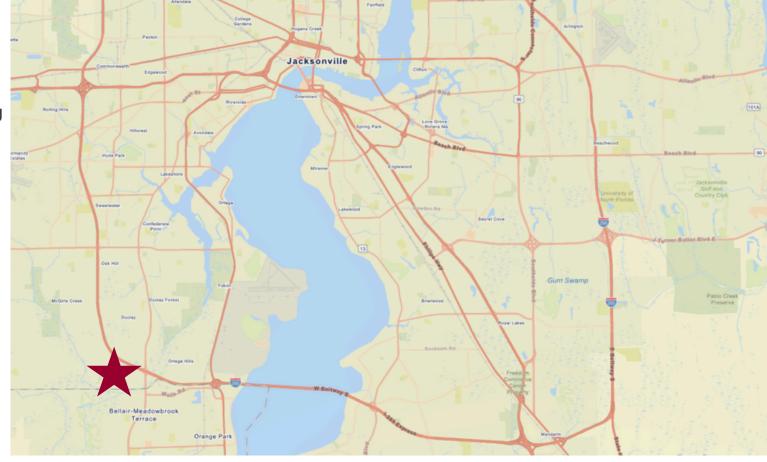


## Location

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, wellconnected area in southwest Jacksonville—ideal for manufacturing, warehousing, and e-commerce operations





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