



**5438 Vernon Road, Jacksonville, FL 32209**

Suite 1: 13,738 SF

Suite 2: 13,162 SF

**Asking Rate:** Please Inquire

For More Information, Please Contact:

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# Availability & Building Features

## Availability

Suite	Size	Loading	Office
Suite 1	±13,738 SF	(2) Dock-High Doors	Existing ±2,353 SF Office
Suite 2	±13,162 SF	(2) Grade-Level Doors	New 625 SF Spec Office
<b>Total Building</b>	<b>26,900 SF</b>	<b>(2) DH + (2) GL</b>	

## Building Features

Warehouse	24,547 SF
Land Area	1.12 AC
Ceiling Height	17' (Ste 1) / 20' (Ste 2)
Column Spacing	21' × 30'
Construction	Masonry (CMU)
Loading	(2) Dock-High · (2) Grade-Level
Auto Parking	1.30 / 1,000 SF
Zoning	Light Industrial (IL)
Warehouse Lighting	T5
Fire Suppression	Wet Pipe
Year Renovated	2026



Whitebox warehouse — spec make-ready

\*Rendering

# Suite 1

±13,738 SF

## At a Glance

### Features

± 13,738 SF

FFICE

Existing ±2,353 SF

CLEAR HEIGHT

17'

LOADING

(2) Dock-High Doors

POWER

400A, 3 Phase

### Highlights

- Move-in-ready renovated office with LVP flooring, kitchenette & recessed lighting
- Whitebox warehouse make-ready



Renovated office — LVP flooring



Recessed lighting & natural light



Kitchenette & break area



Dock-high loading

## At a Glance

### Features

±13,162 SF

NEW SPEC OFFICE  
625 SF

CLEAR HEIGHT  
20'

LOADING  
(2) Grade-Level Doors

POWER  
200A, 3 Phase

### Highlights

- Brand-new spec office build-out with 2 private offices (12' x 16'), open entry and restrooms
- Whitebox warehouse make-ready



Reception / vestibule

\*Rendering



Private office

\*Rendering



Private office

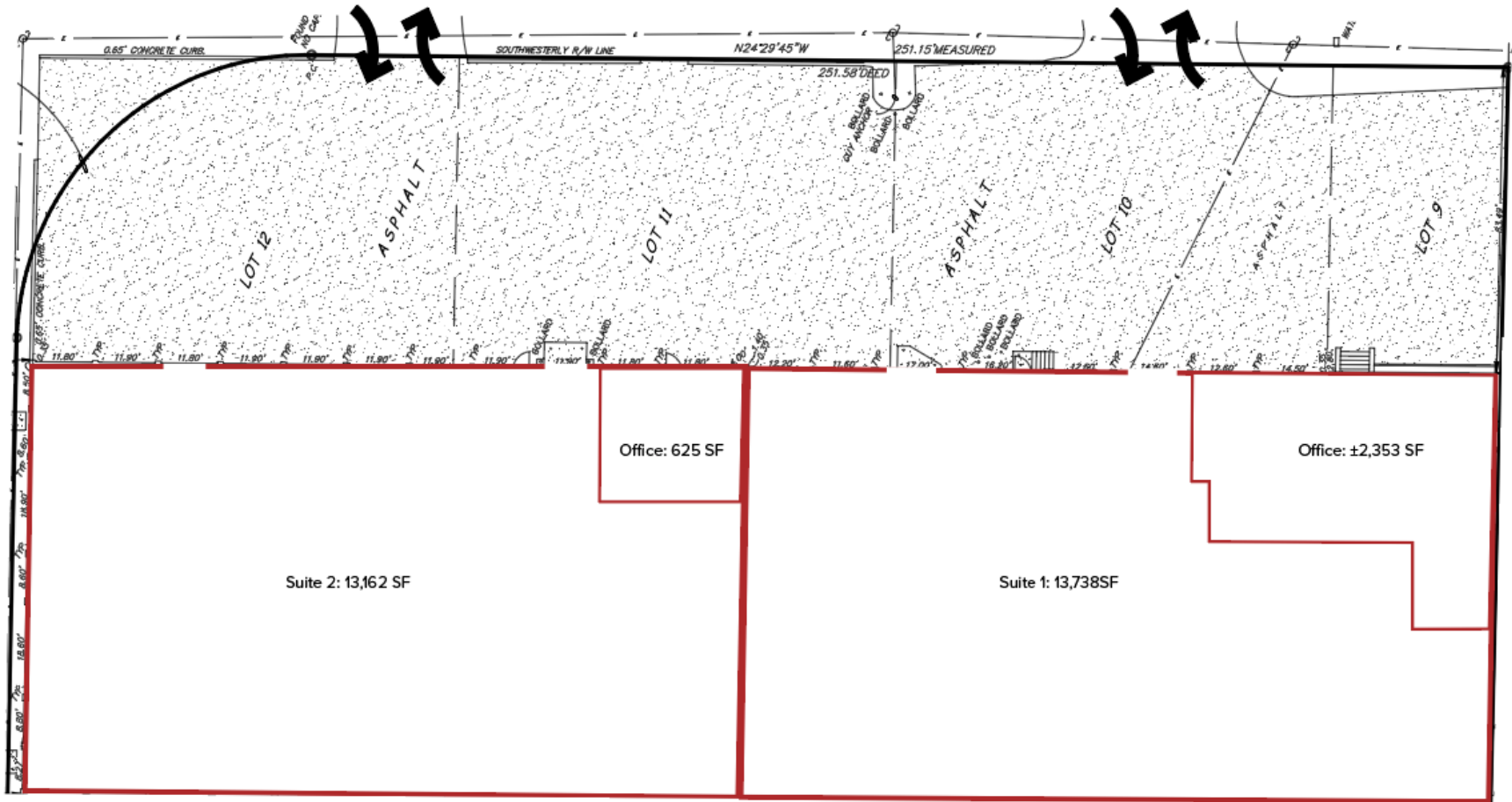
\*Rendering



Restrooms

\*Rendering

# Floor Plan



# Whitebox Warehouse - Spec Make-Ready



*Whitebox warehouse - finished, painted columns* \*Rendering



*Whitebox warehouse - open bays, painted columns* \*Rendering

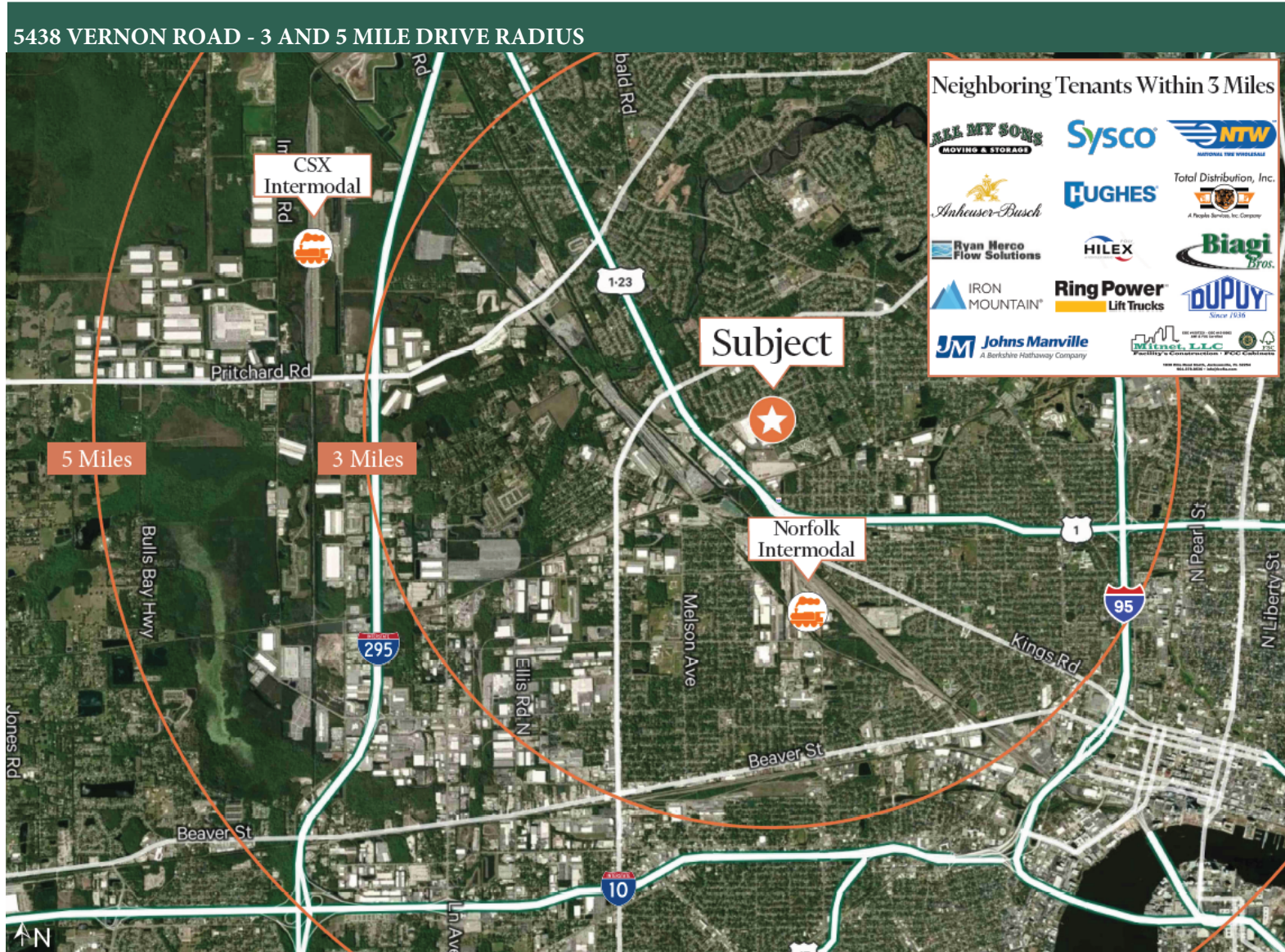


*Existing condition - masonry warehouse*

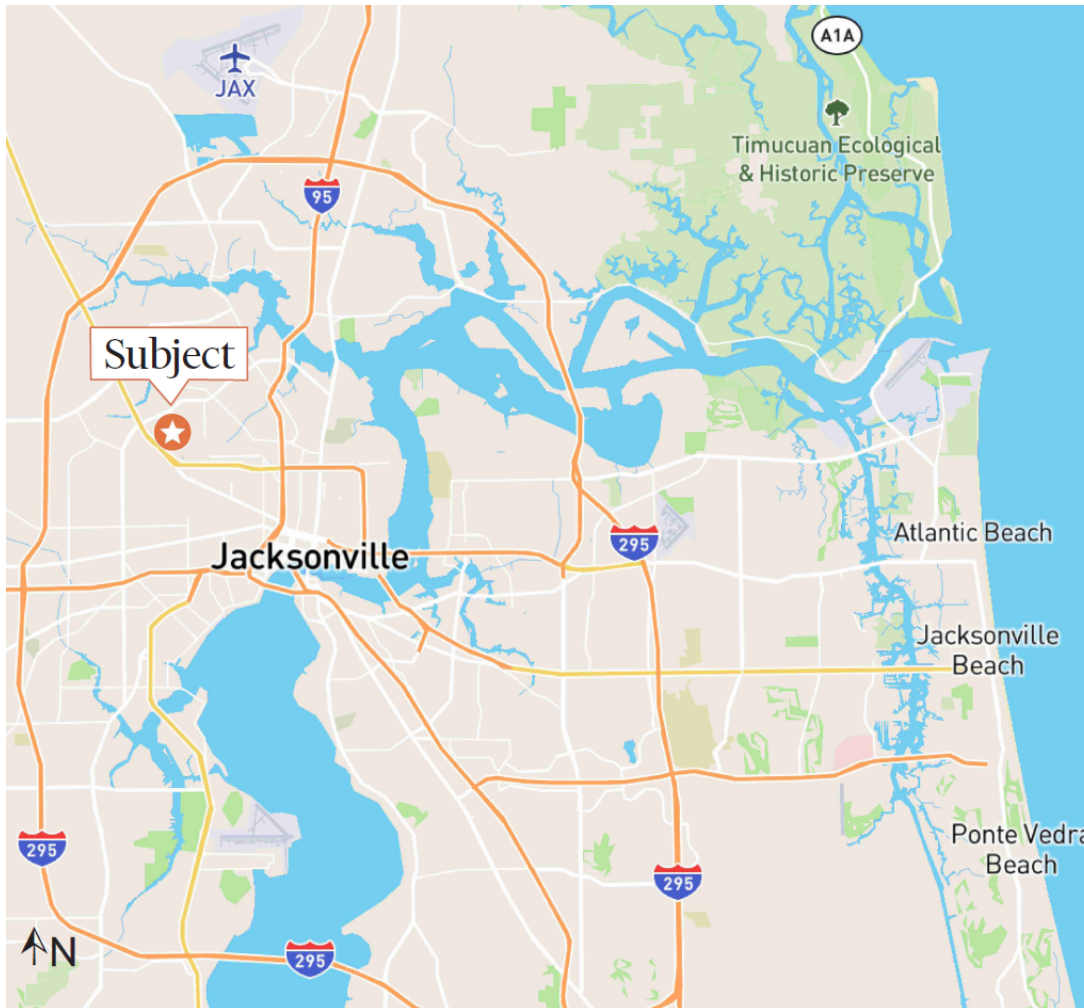


*Existing condition - dock & grade-level loading*

5438 VERNON ROAD - 3 AND 5 MILE DRIVE RADIUS



# 5438 Vernon Road, Jacksonville, FL 32209



## Location Highlights

- Westside Jacksonville industrial submarket
- Direct access via Pritchard Road corridor
- Minutes to I-295, I-95 and I-10
- Established distribution & manufacturing node

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