



201

301

Bayberry Rd

# For Lease

8019 Bayberry Road | Jacksonville, FL 32256

**Total: 115,580± SF | Unit 201: 46,980± SF | Unit 301: 68,600± SF**

## Fully renovated facility. Upgrades include:

- Removal of the former mezzanine office to create an open, efficient warehouse layout
- Refreshed office space featuring new paint, flooring, and ceiling finishes
- White boxed warehouse
- LED lighting throughout
- Fresh exterior paint for a clean, modern appearance
- Updated landscaping to enhance curb appeal

1148027

**Guy Preston, SIOR**

+1 904 591 0800

[guy.preston@colliers.com](mailto:guy.preston@colliers.com)

**Seda Preston**

+1 904 616 8802

[seda.preston@colliers.com](mailto:seda.preston@colliers.com)



**Colliers**

76 S. Laura St, Ste 1500  
Jacksonville, FL 32202  
+1 904 358 1206  
[colliers.com/jacksonville](https://colliers.com/jacksonville)





# Property Details - Unit 301

8019 Bayberry Rd | Jacksonville, FL 32256

Total Building	115,580 SF
Unit 301	68,600
Office	3,010 SF
Dimensions	217'd x 314'w
Column Spacing	35' x 40'
Clear Height	25'
Roof	60-mil TPO Membrane
Loading	Side
Dock High Doors	10
Drive In Doors	1
Truck Court Depth	120'
Sprinkler System	Wet Pipe: Suppression System Suitable Up To Class I-IV Commodities
Electric Service	700a, 480/277v, 3p, 4w
WH Lighting	LED Motion Sensored
Auto Parking	30
Year Built	1979 Renovated 2026



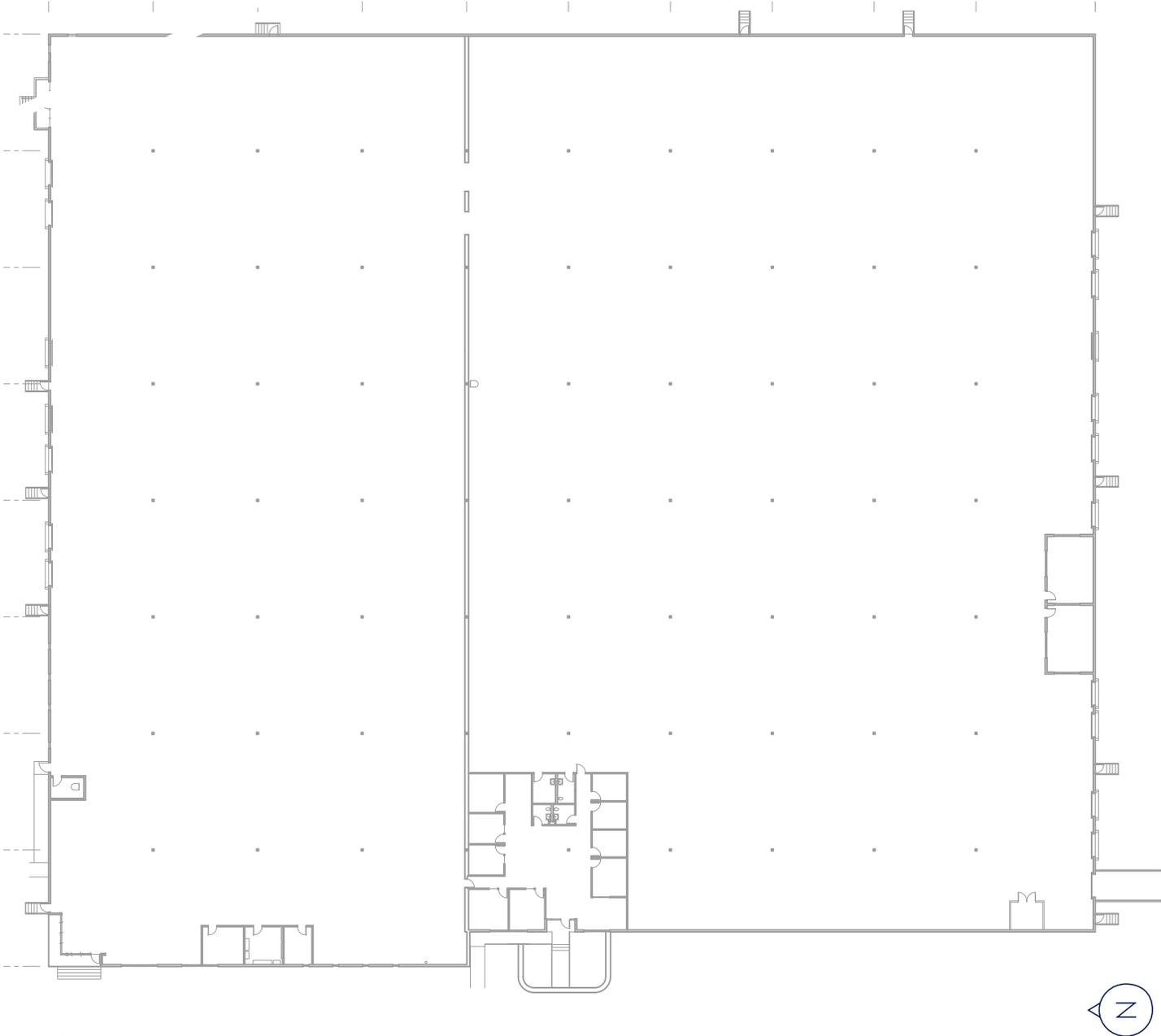
# Aerial View

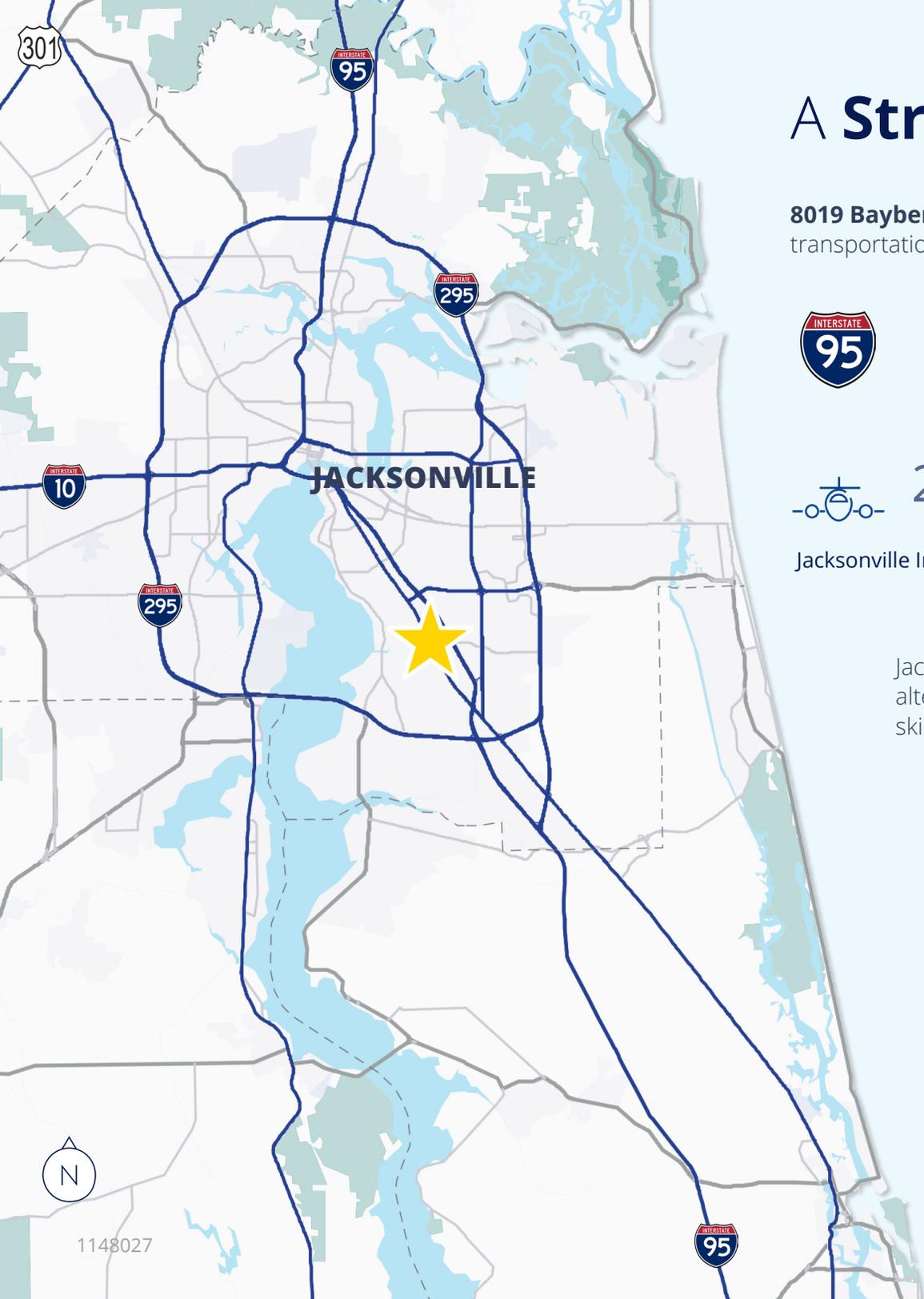
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# Floor Plan

8019 Bayberry Rd | Jacksonville, FL 32256





# A Strategic Location

**8019 Bayberry Rd** provides excellent connectivity to the region's major transportation infrastructure.



1.0  
Miles



4.5  
Miles



11.6  
Miles



24.7  
Miles

Jacksonville Int'l Airport



3.0  
Miles

Florida East Coast Railway



18.5  
Miles

JAXPORT Marine Terminals

Jacksonville's strong regional demographics offer an affordable alternative to other metros in Florida and a high quality of life for skilled labor with a growing workforce.

**1,696,786**

2023 Total Population  
Jacksonville MSA  
*ESRI*

**8%**

Population Growth  
(2019 - 2023)  
*ESRI*

**#6**

MSA in 2023 Migration  
Population Growth  
*LinkedIn 2023*





## Contact Us

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