

BAYPOINT AT ARGYLE

4,800 - 35,700± SF GRADE-LEVEL UNITS
AVAILABLE FOR LEASE



Pine Street / RPS

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



6600 YOUNGERMAN CIRCLE, JACKSONVILLE, FL 32244

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

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

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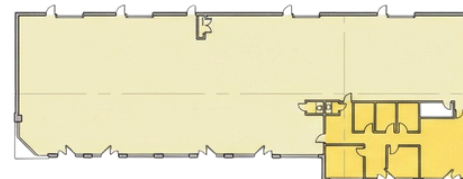
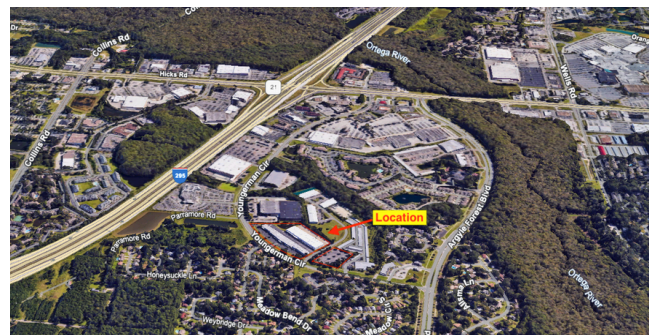
2650-2 Rosselle Street, Jacksonville, FL 32204etrps.com

PROPERTY FEATURES

Zoning	PUD
Clear Height	14'±
Loading	Grade-level
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
A	12,352±	10,522±	1,800±	14'±	4
B	7,798±	6,673±	1,125±	14'±	3
C	5,433±	4,433±	1,000±	14'±	1
D	4,807±	3,607±	1,200±	14'±	1
E	5,334±	3,834±	1,500±	14'±	2



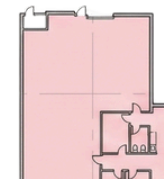
Plan A: 12,352 SF Total / 1,800 SF Office



Plan B: 7,798 SF Total / 1,125 SF Office



Plan C: 5,433 SF Total / 1,000 SF Office



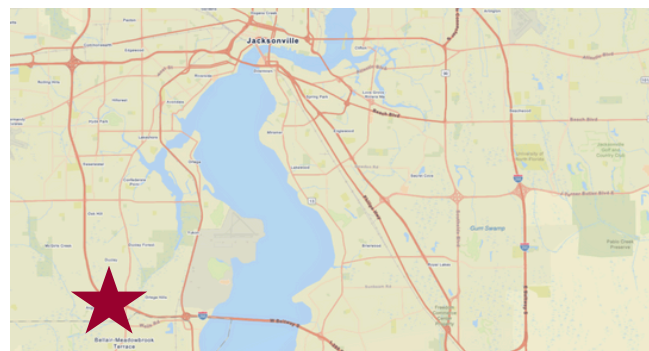
Plan D: 4,807 SF Total / 1,200 SF Office



Plan E: 5,334 SF Total / 1,500 SF Office

Wall Legend:

— exterior — interior —



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