

INCOME PRODUCING OFFICE PROPERTY
8665 BAYPINE ROAD
JACKSONVILLE, FLORIDA 32256

CALL FOR PRICING
50,225 SQ FT FOR SALE
PRIME OWNER-USER OPPORTUNITY

METICULOUSLY MAINTAINED "TURN KEY" PROPERTY WITH NEW ROOF AND RESEAL & RESTRIPE OF PARKING LOT



NAI Hallmark

EXECUTIVE SUMMARY



NAIHallmark

as exclusive advisor, is privileged to present the opportunity to acquire 8665 Baypine Road, Jacksonville, Florida 32256 (the "Property"). The Property consists of a 47,103 rentable square feet, three story office building. Located in the Deerwood Center Office Park, the central location just off of I-95 provides for easy access from all of the Jacksonville MSA. Built in 1988, the property has undergone several recent renovations, including most recently a new roof and parking lot reseal and restripe. The layout and current vacancy in the Property provides for a great value add or owner user opportunity. An owner user would greatly benefit from the positive cash flow while being able to occupy a portion of the building.

OFFERING SUMMARY

Address:	8665 Baypine Road, Jacksonville, Florida 32256
Number of Buildings:	One (1)
Number of Floors:	Three (3)
Tax Real Estate Number:	152612-0320
Year Built / Renovated:	1988 / 2019
Gross Building Area:	50,225 square feet
Rentable Building Area:	47,103 square feet
Zoning:	IBP (Industrial Business Park)
Access:	Baypine Road
Parking:	Resealed and restriped in April 2024; Approximately 166 Surface Spaces including 5 designated ADA accessible parking spaces; Ratio of 3.6/1,000 SF
Current Occupancy:	60%

INVESTMENT HIGHLIGHTS

GREAT LOCATION WITH NEARBY RESTAURANTS AND AMENITIES

Located in the Butler/Baymeadows office submarket of Jacksonville, the Property draws tenants from all over the city due to its central location, close proximity to upscale residential neighborhoods, and national retailers, restaurants and other nearby amenities.

VALUE-ADD OR OWNER USER OPPORTUNITY

There is an opportunity to increase occupancy and rates to the submarket average. In addition to the value add opportunity, there is also the possibility for a buyer to occupy a portion of the building. The Property is also currently positively cash flowing.

PROXIMITY TO MAJOR ROADS

Located in Deerwood Center, the property has easy and quick access to US-1. Interstate-95 is less than one mile away and Interstate-295 is less than four miles away.

CAPTIVE AND DENSE TRADE AREA

There is a population of 191,845 with an average household income of \$93,565 within a 5-mile radius of 8665 Baypine Road. In addition, there are 149,071 daytime employees.

FAST GROWING MAJOR METRO IN FLORIDA WITH NO STATE INCOME TAX

This offering provides the opportunity to invest in the Jacksonville, FL MSA, which is benefiting from major population and employment growth. For the past several years, Jacksonville has consistently enjoyed some of the biggest increases in net population inflow in the entire country and has been named one of the five "supernova" cities by the Urban Land Institute every year since 2021.





8665
BAYPINE

INTERSTATE
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118,500 A.A.D.T.



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