

COMMERCE CENTER

12,600± SF AVAILABLE FOR LEASE



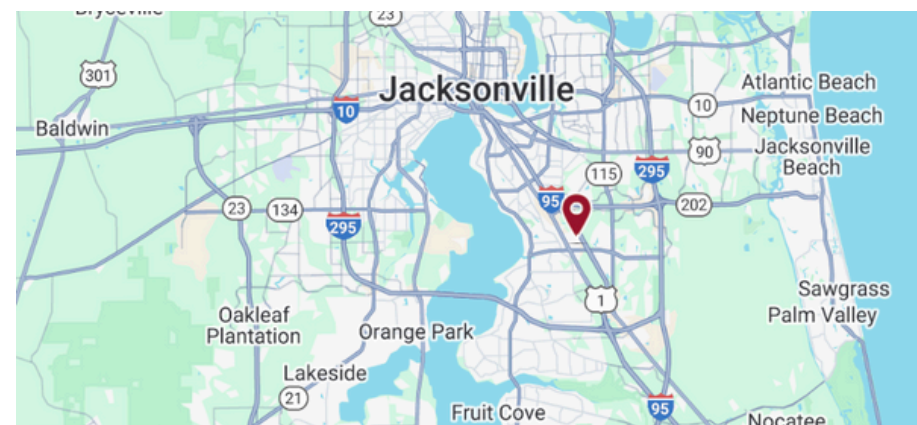
Pine Street / RPS



8535 BAYMEADOWS ROAD, JACKSONVILLE, FL 32256

Property Overview

Property Size	120,711± SF
Zoning	IBP-2 w/ granted retail exception
Buildings	4 - 3 Industrial/office & 1 retail
Ceiling Height	14'±
Loading	Grade-level



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

Summer Wainwright: (904) 377-4949 | Summer@psrps.com

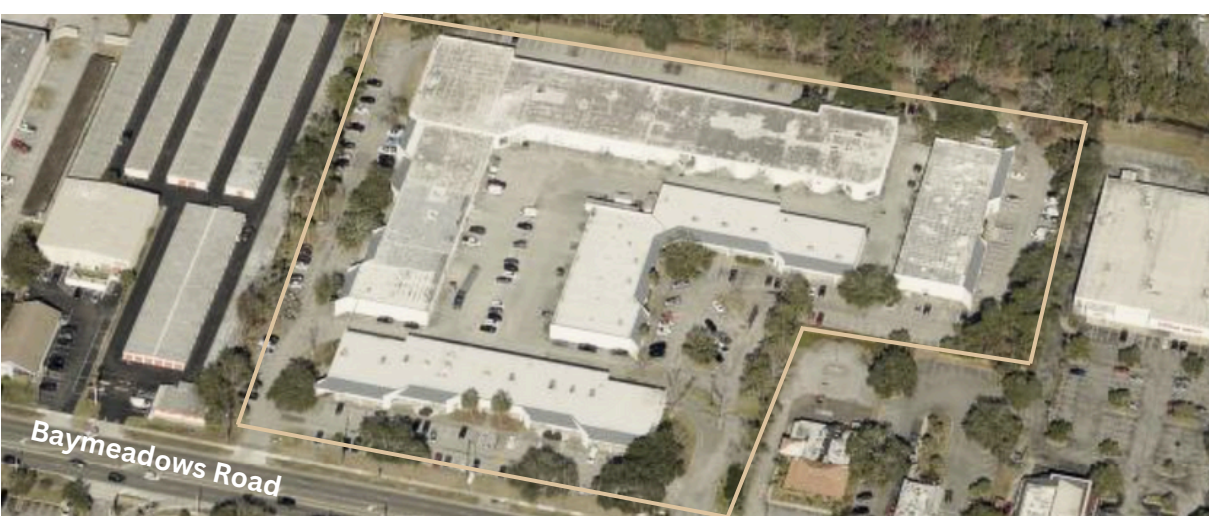
Pine Street / RPS, LLC | (904) 398-1044 | 2650-2 Rosselle Street, Jacksonville, FL 32204 | pinestreetrps.com

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

Available Units				
Unit	Size (SF)	Type	Loading	Lease Rate
1A	2,250	Retail	Grade-level (1)	\$16.00 PSF, NNN
11A	2,278	Flex	Grade-level (1)	\$12.50 PSF, NNN
28	2,100	Flex	Grade-level (1)	\$12.50 PSF, NNN
31	1,825	Flex	Grade-level (1)	\$12.50 PSF, NNN
43	1,311	Flex	Grade-level (1)	\$12.50 PSF, NNN
50	2,864	Flex	Grade-level (1)	\$12.50 PSF, NNN

Location

Located in the Butler/Baymeadows submarket on Baymeadows Road, this property sits less than a half-mile from the I-95/Baymeadows interchange and near Phillips Highway. Daily traffic counts in the immediate area are strong—over 133,000 vehicles on I-95 at Baymeadows and 56,000+ on Baymeadows Road—supporting visibility and convenient regional connectivity.



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

Summer Wainwright: (904) 377-4949 | Summer@psrps.com

Pine Street / RPS, LLC | (904) 398-1044 | 2650-2 Rosselle Street, Jacksonville, FL 32204 | pinestreetrps.com

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



Pine Street / RPS