

For Lease

8801 Corporate Square Ct, Jacksonville, Florida 32216

CBRE



## 75,000 SF Available for Lease (Demisable down to 25,000 SF)

- + HVAC Warehouse with wet sprinkler system
- + 3 Dock high loading doors and 4 oversized grade level loading doors
- + 120' truck court and 25' clear height
- + 105 auto parking spaces
- + Located in the Southside submarket, Jacksonville's most desirable industrial submarket

### Please Contact:

**Kyle Fisher**

First Vice President

+1 864 540 5926

kyle.fisher@cbre.com

**Kyle Murphy**

Associate

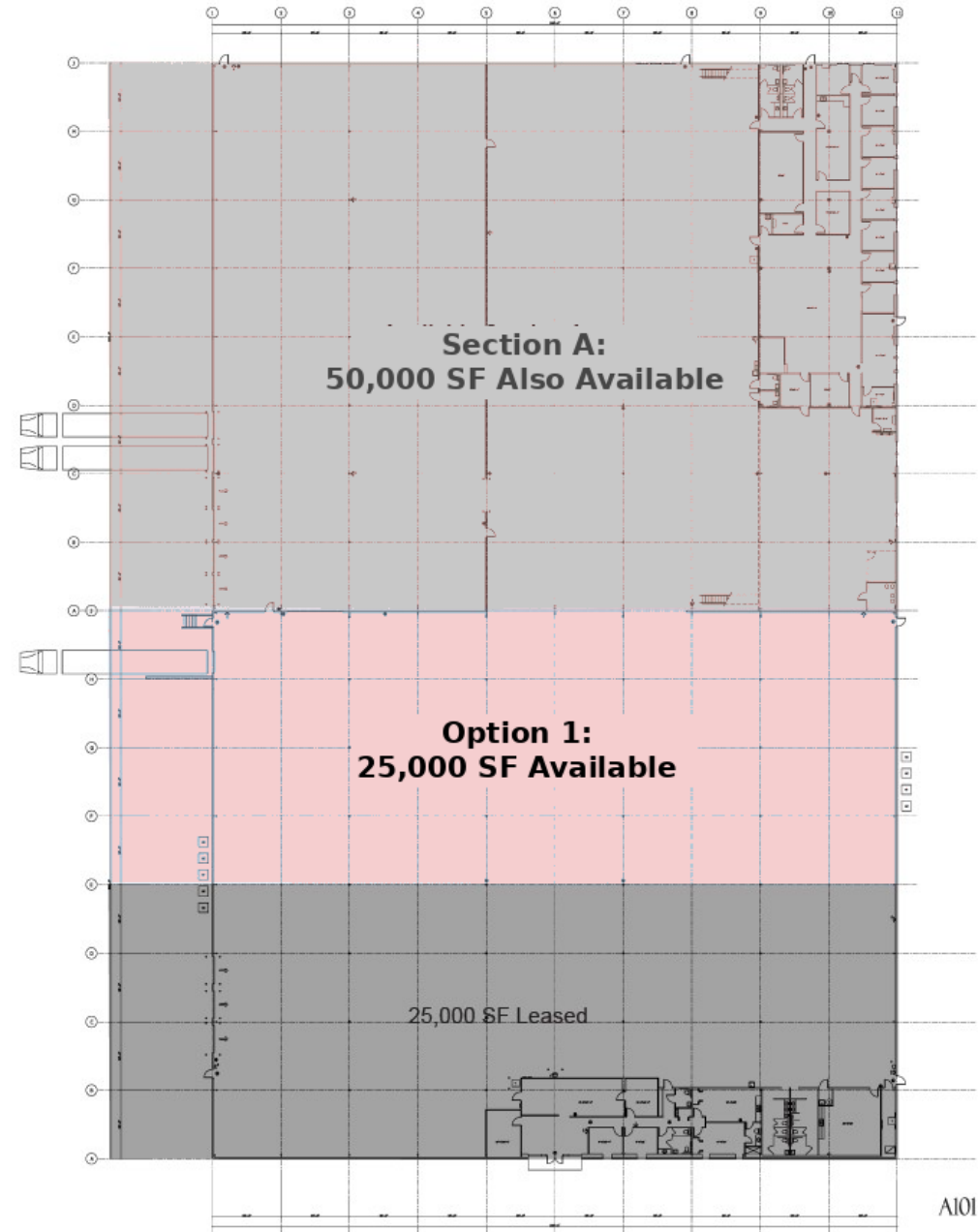
+1 845 416 3890

kyle.murphy@cbre.com

# Option 1: 25,000 SF

## Key Features

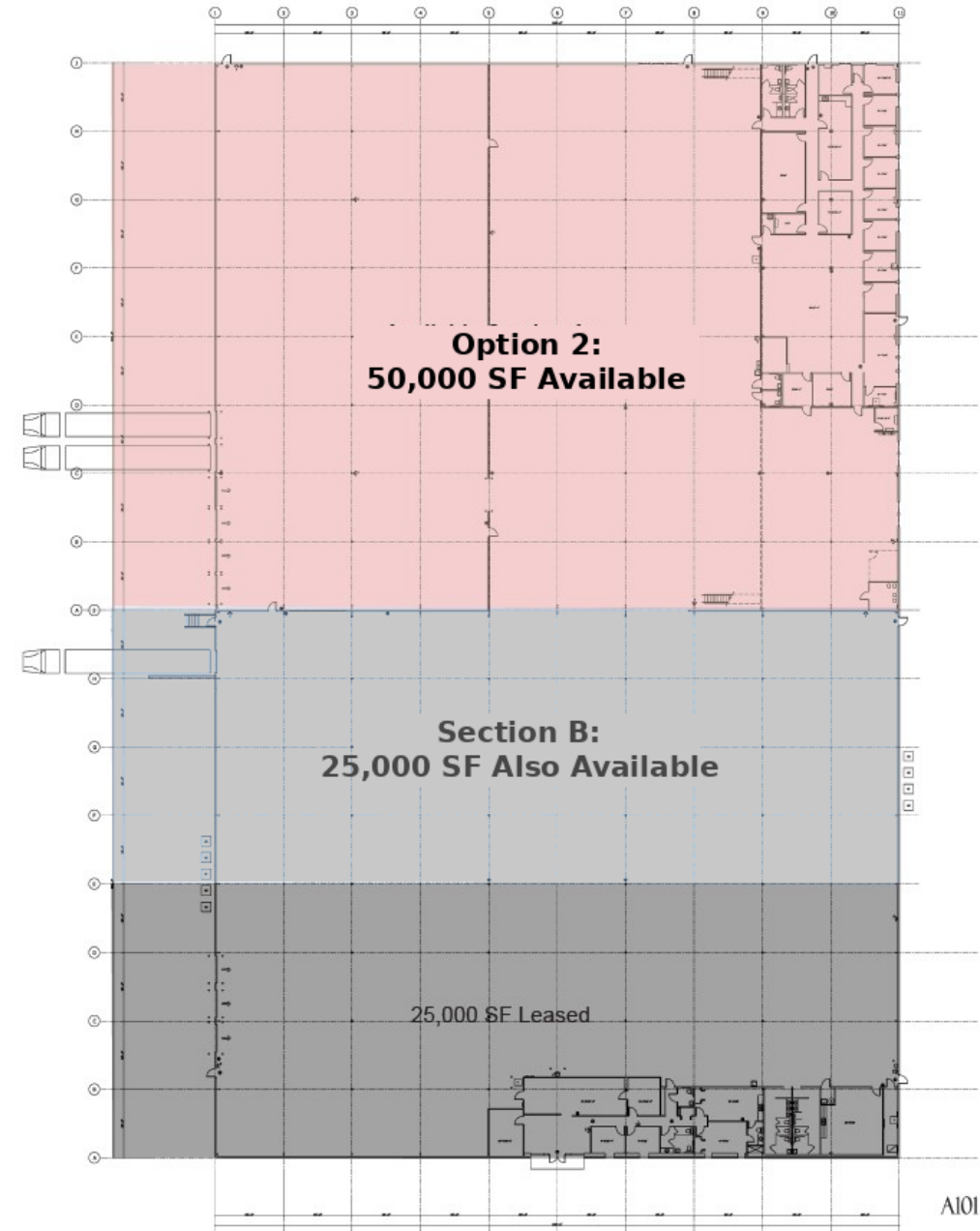
Premises Size	25,000 SF
Parking	35 auto spaces
Zoning	Industrial Business Park
Year Built	1998, expanded in 2006
Climate Controlled SF	100% HVAC in warehouse
Suite Dimensions	250' x 100'
Column Spacing	25' x 20'
Office	400 SF with 2 restrooms
Power	225 AMPS, 3 phase, 277/480 V
Clear Height	18' - 25'
Fire Suppression	Wet Pipe
Loading	(1) Dock door with mechanical pit levelers
Truck Court	120'



# Option 2: 50,000 SF

## Key Features

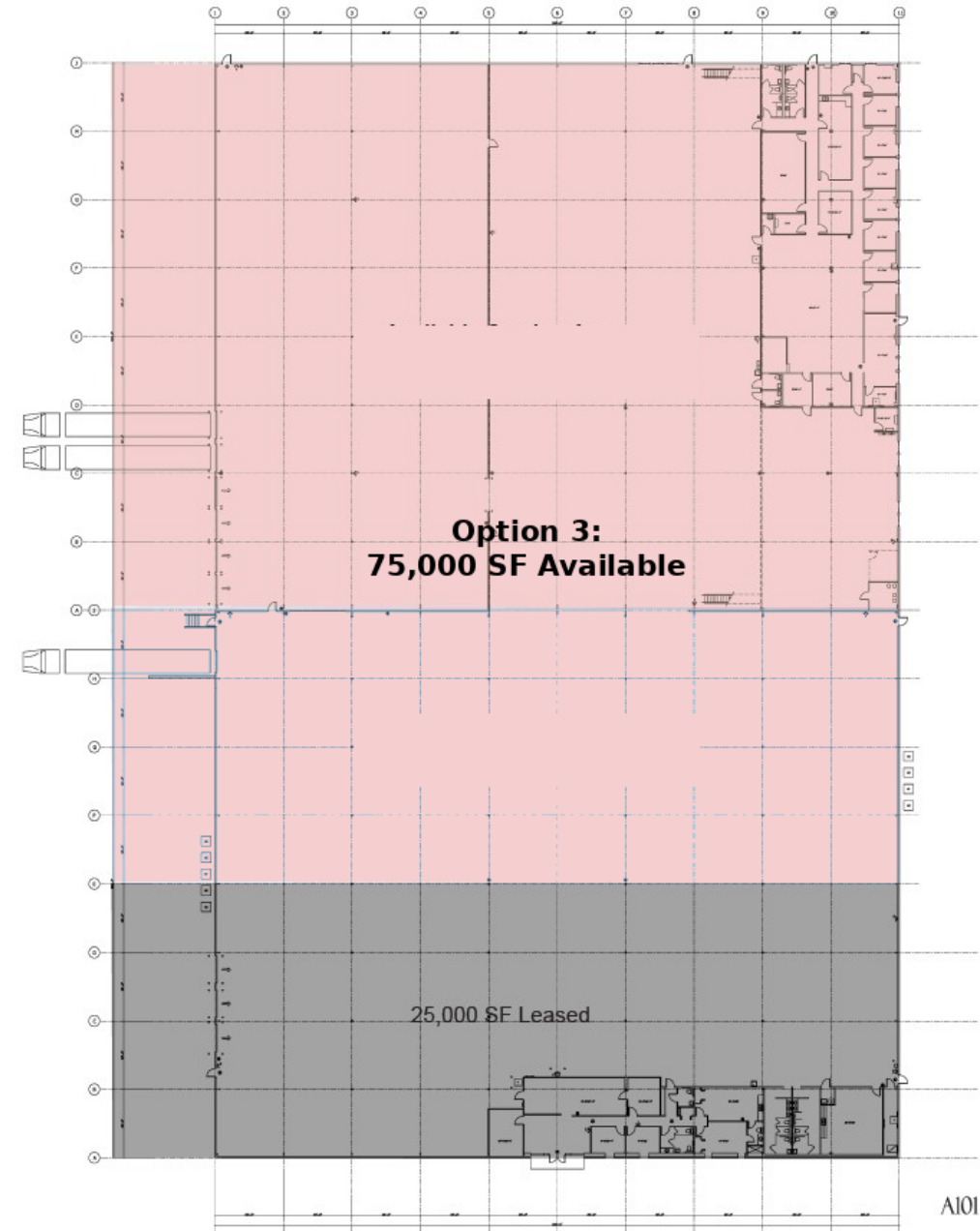
<b>Premises Size</b>	50,000 SF
<b>Mezzanine Warehouse Space</b>	10,000 SF above the main office, 125 lb. load per SF (this is not included in premises size above)
<b>Parking</b>	70 auto spaces
<b>Zoning</b>	Industrial Business Park
<b>Year Built</b>	1998, expanded in 2006
<b>Climate Controlled</b>	50% of the warehouse has HVAC
<b>Suite Dimensions</b>	250' x 200'
<b>Column Spacing</b>	25' x 20'
<b>Office</b>	6,398 SF 11 private offices, 1 kitchen/breakroom, 1 conference room 6 men's restrooms & 6 women's restrooms
<b>Power</b>	1,050 AMPS, 3 phase, 277/480V
<b>Clear Height</b>	18' clear height in the climate controlled area (24,000 SF) 25' clear height in the remaining 20,000 SF (not climate controlled)
<b>Fire Suppression</b>	Wet Pipe
<b>Loading</b>	(2) Dock high doors with mechanical pit levelers & (4) oversized grade level doors
<b>Truck Court</b>	120'



# Option 3: 75,000 SF

## Key Features

<b>Premises Size</b>	75,000 SF
<b>Mezzanine Warehouse Space</b>	10,000 SF above the main office, 125 lb. load per SF (this is not included in premises size above)
<b>Parking</b>	105 auto spaces
<b>Zoning</b>	Industrial Business Park
<b>Year Built</b>	1998, expanded in 2006
<b>Climate Controlled</b>	65% of the warehouse has HVAC
<b>Suite Dimensions</b>	250' x 300'
<b>Column Spacing</b>	25' x 20'
<b>Office</b>	6,798 SF 11 private offices, 1 kitchen/breakroom, 1 conference room 7 men's restrooms & 7 women's restrooms
<b>Power</b>	1,275 AMPS, 3 phase, 277/480V
<b>Clear Height</b>	18' clear height in the climate controlled area (49,000 SF) 25' clear height in the remaining 20,000 SF (not climate controlled)
<b>Fire Suppression</b>	Wet Pipe
<b>Loading</b>	(3) Dock high doors with mechanical pit levelers & (4) oversized grade level doors
<b>Truck Court</b>	120'



# Interior Photos | Recently Renovated



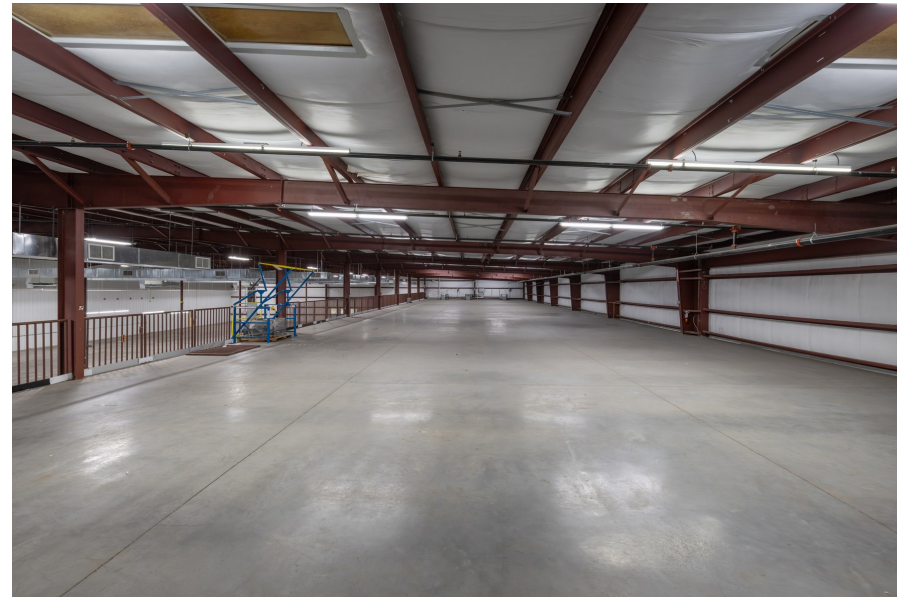
**Warehouse Interior | 100% LED Lighting**



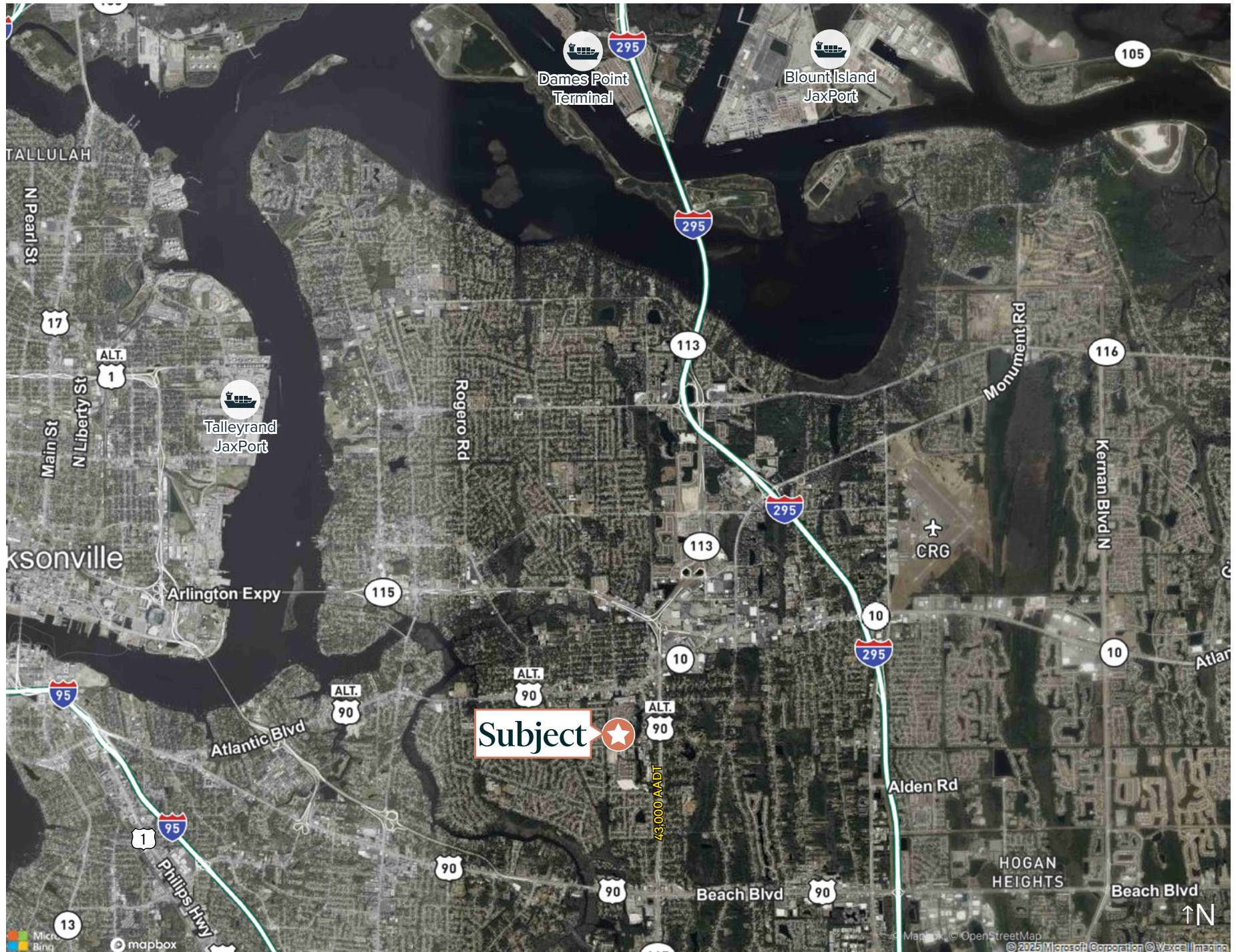
**Loading Area | Oversized Grade-Level Doors**

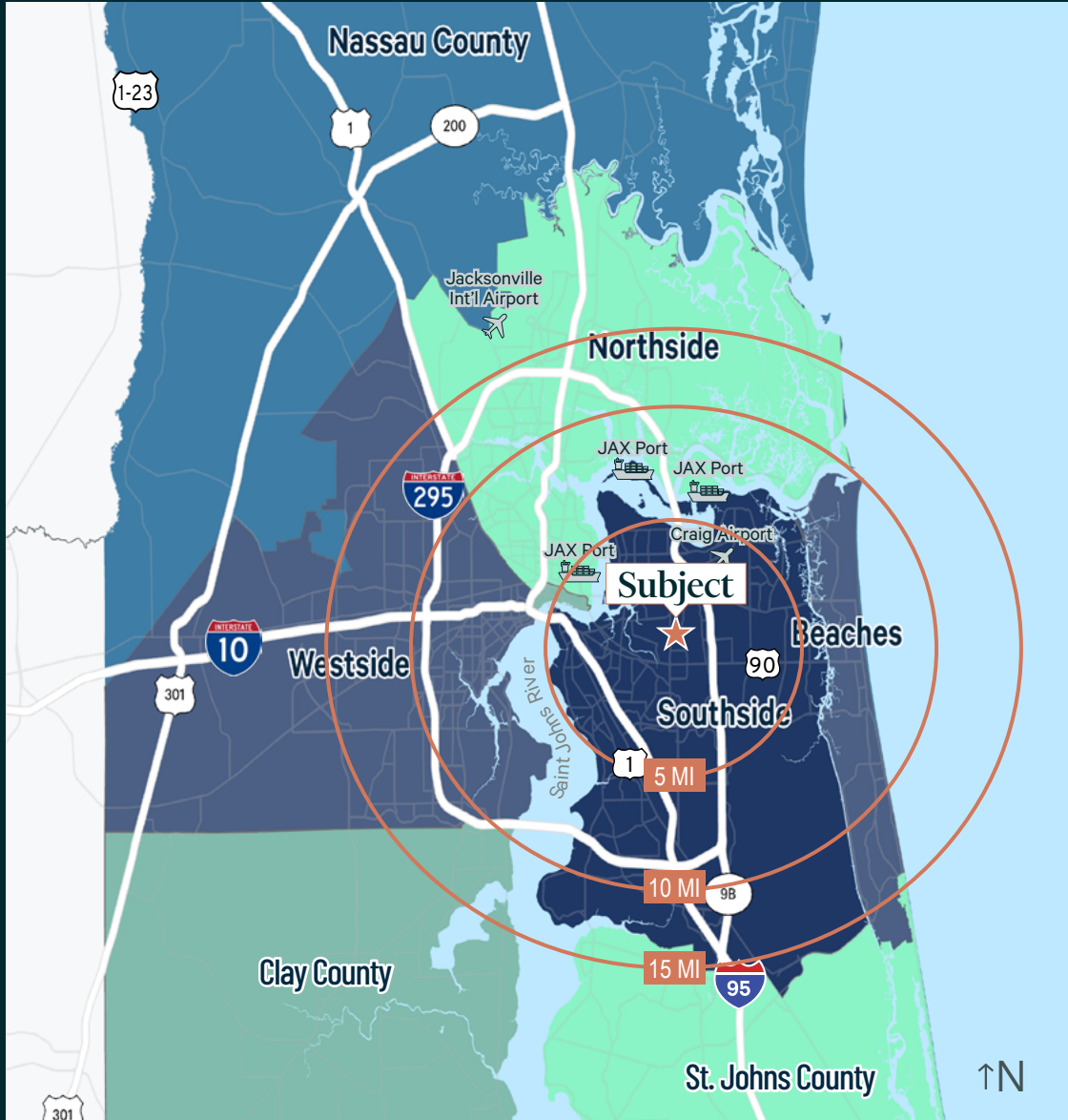


**Renovated Office Space | New LVP Flooring**



**10,000 SF Mezzanine | 125 lb. Load per SF**





Points of Interest & Sub-markets	Distance
Southside Submarket	5 min
Northside Submarket	14 min
St. Johns County	16 min
Beaches Submarket	18 min
Westside Submarket	24 min
Saint Augustine	45 min

For More Information, Please Contact:

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 First Vice President  
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 kyle.fisher@cbre.com

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