



## Deerwood Distribution Center

8500 Baycenter Road  
Jacksonville, Florida 32256

### Property Highlights

- 6 docks
- 1 ramp
- 22' clear height
- 1 per 1,000 sf parking
- Wet sprinkler system (ESFR in Suite 2)
- convenient access to Butler Blvd and Philips Hwy/US 1
- 2024 Est. CAM \$2.10/SF

### Property Overview

Deerwood Distribution Center is a master planned, multi-tenant development located on the Southside of Jacksonville. Deerwood Distribution Center offers an excellent business environment and a unique mix of office/showroom and warehouse distribution areas.

### Offering Summary

Lease Rate:	\$8.25 SF/yr (NNN)
Available SF:	54,464 SF
Zoning:	IBP
CAM:	\$2.10/SF 2024 Est.
Clear Height:	22'
Dock High Doors:	6

### For More Information



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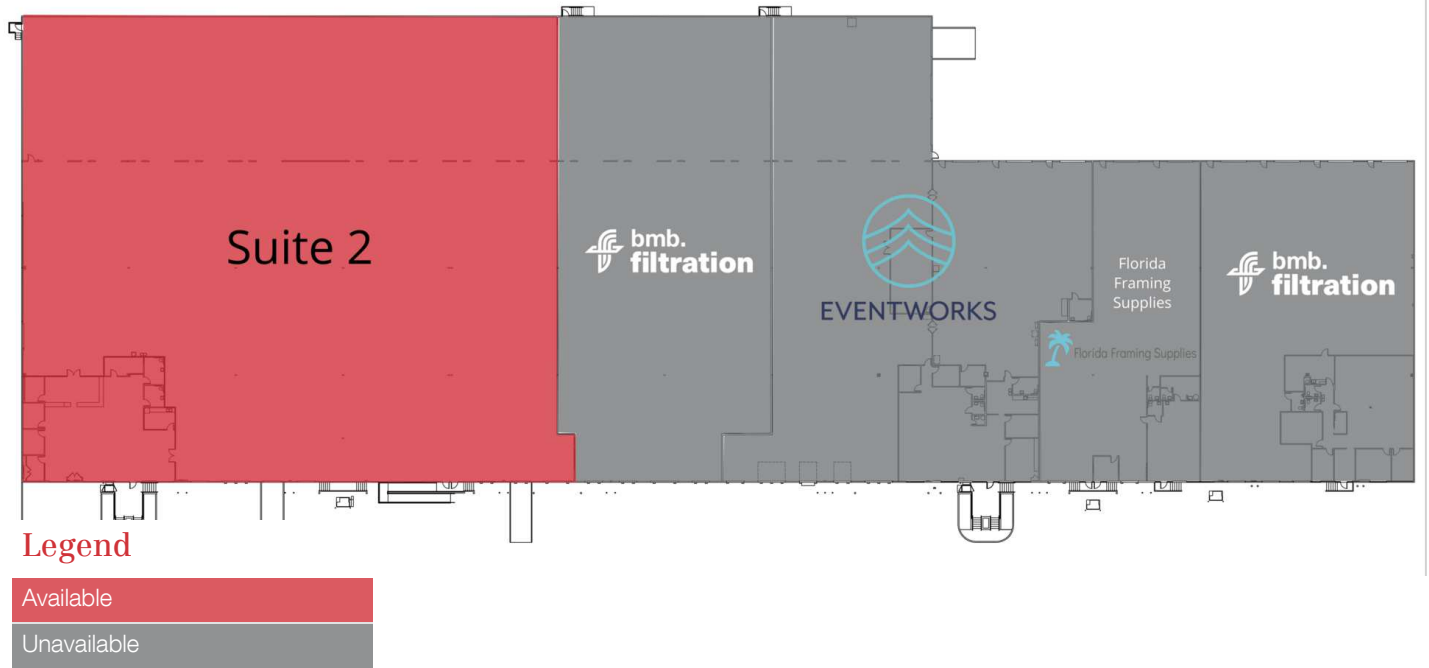
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**Lease Information**

<b>Lease Type:</b>	NNN	<b>Lease Term:</b>	Negotiable
<b>Total Space:</b>	54,464 SF	<b>Lease Rate:</b>	\$8.25 SF/yr

**Available Spaces**

Suite	Tenant	Size	Type	Description
Suite 2	Available	54,464 SF	NNN	6 docks, 1 ramp, 22' clear, ESFR sprinkler, 3,155 SF office
Suite 6	BMB Filtration	21,200 SF	NNN	-
Suite 18	Events Works	26,148 SF	NNN	2 docks, 6 drive-ins
Suite 22	Florida Framing Supplies	9,375 SF	NNN	-
Suite 23-26	BMB Filtration	15,000 SF	NNN	2 docks, 4 drive-ins, wet sprinkler system





**Location Overview**

NAI Hallmark is proud to be leasing agent for EastGroup Properties representing their industrial portfolio for the Southside of Jacksonville, Florida. The best attribute of these properties is the location. Each facility offers quick and easy access to Jacksonville's major roadways. This logistical convenience combined with first class property management make these facilities the most desirable in the market.



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