



Well Manicured Industrial Park
5,000 up to 40,000 SF

CLASS A SMALL BAY INDUSTRIAL

SOUTHSIDE SUBMARKET
JACKSONVILLE, FL

CBRE AVAILABLE FOR LEASE

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PROPERTY PLAN

Available Industrial Space		
SUITE	Building	SF
7851	Denver	3,340
8170-8168	Monterey	14,000
8190	Monterey	3,062



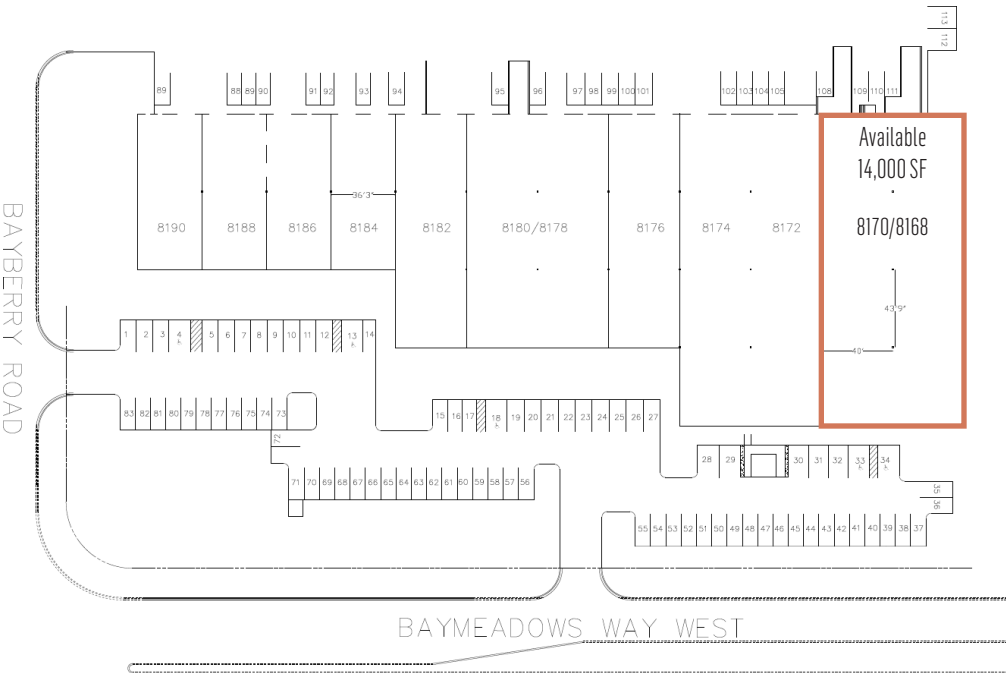
MONTEREY: 14,000 SF

8168 Baymeadows Way W
22% Office | 78% Warehouse

BUILDING SPECIFICATIONS

DOCKS	RAMPS	CLEAR HEIGHT	GRADE LEVEL DOORS	TRUCK COURT	FIRE PROTECTION	OFFICE
2	2	20'	N/A	120' ¹	Wet Pipe	9'x12' Private Office

FLOOR PLAN

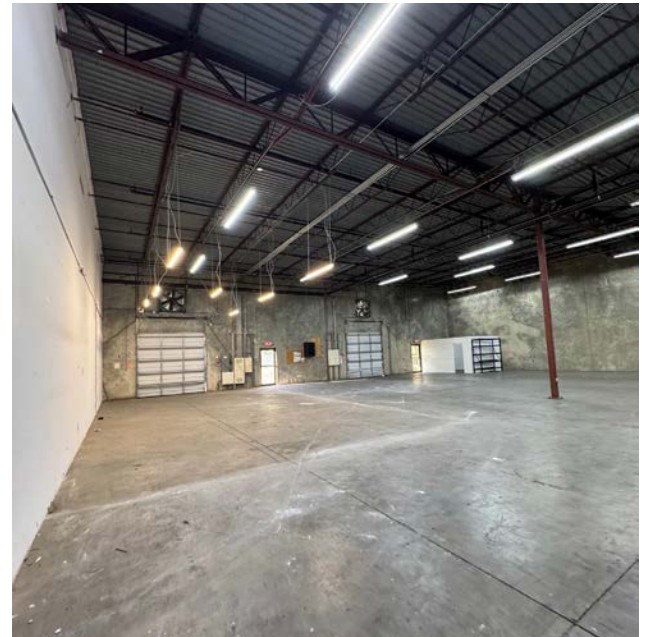


¹ Shared with Madison

MONTEREY

8168 Baymeadows Way W | 14,000 SF

CBRE



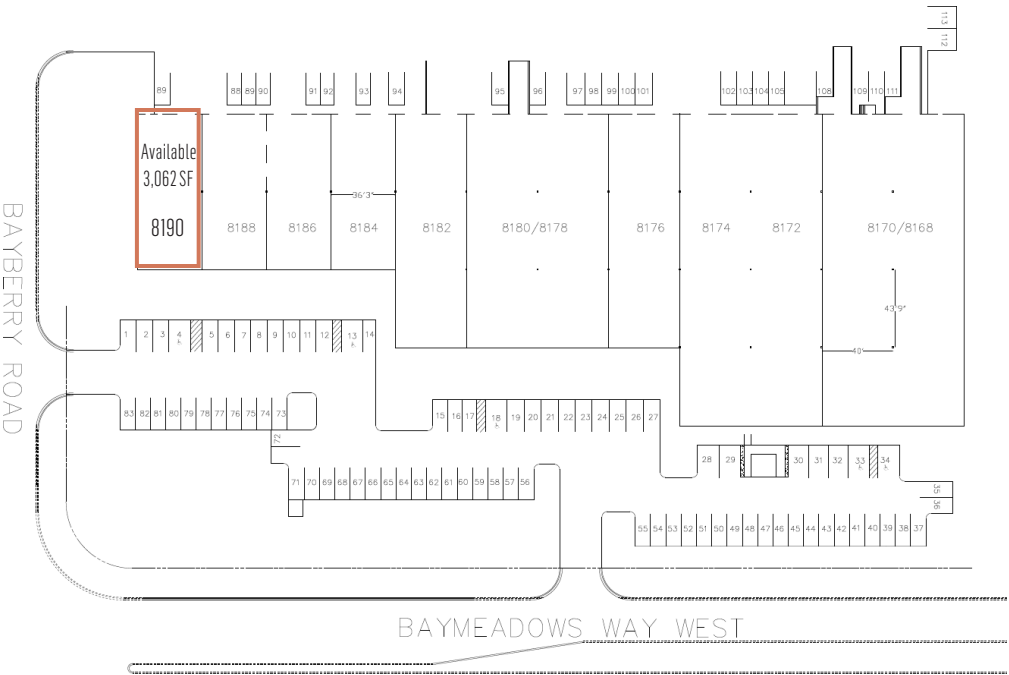
MONTEREY: 3,062 SF

8190 Baymeadows Way W
50% Office | 50% Warehouse

BUILDING SPECIFICATIONS

DOCKS	RAMPS	CLEAR HEIGHT	GRADE LEVEL DOORS	TRUCK COURT	FIRE PROTECTION
N/A	N/A	20'	1	120' ¹	Wet Pipe

FLOOR PLAN



¹ Shared with Madison

MONTEREY:

8190 Baymeadows Way W | 3,062 SF

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DENVER: 3,340 SF

7851 Bayberry Road

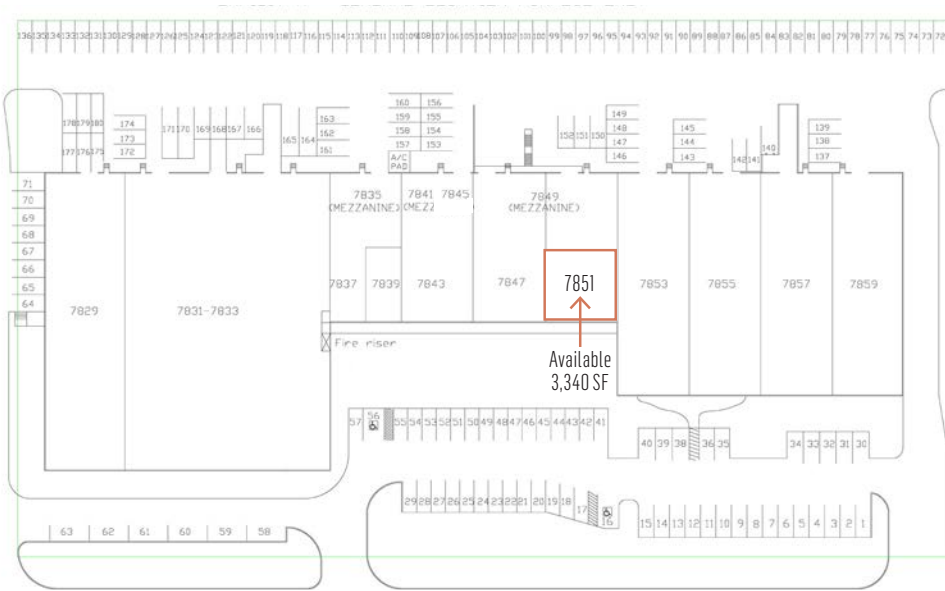
100% Warehouse

BUILDING SPECIFICATIONS

DOCKS	RAMPS	CLEAR HEIGHT	GRADE LEVEL DOORS	TRUCK COURT	FIRE PROTECTION	HVAC
1	N/A	12'	2	80' Truck Court	Dry & Wet Pipe	100% Climate Controlled



FLOOR PLAN



7851 Bayberry | Loading

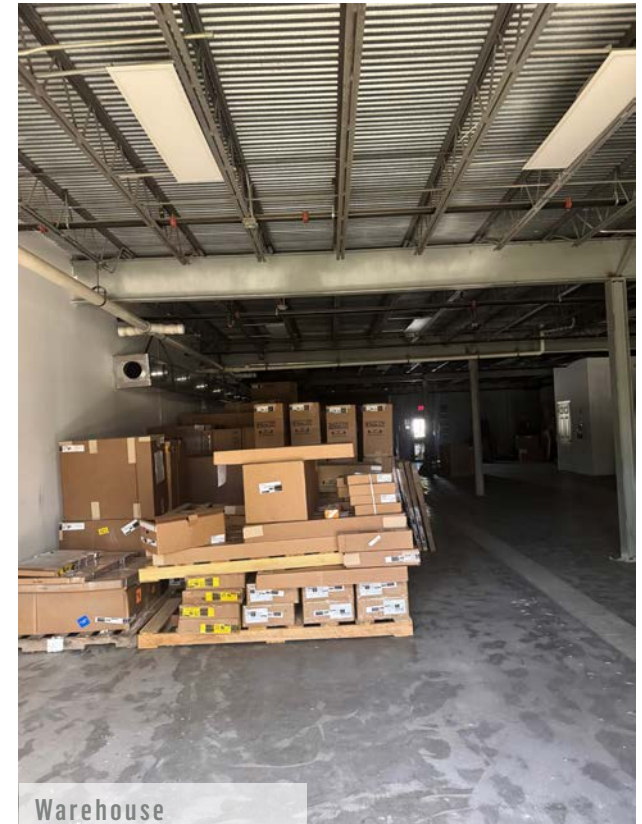


7851 Bayberry | Warehouse

DENVER: 3,340 SF

7829 Bayberry Road

Additional Photos



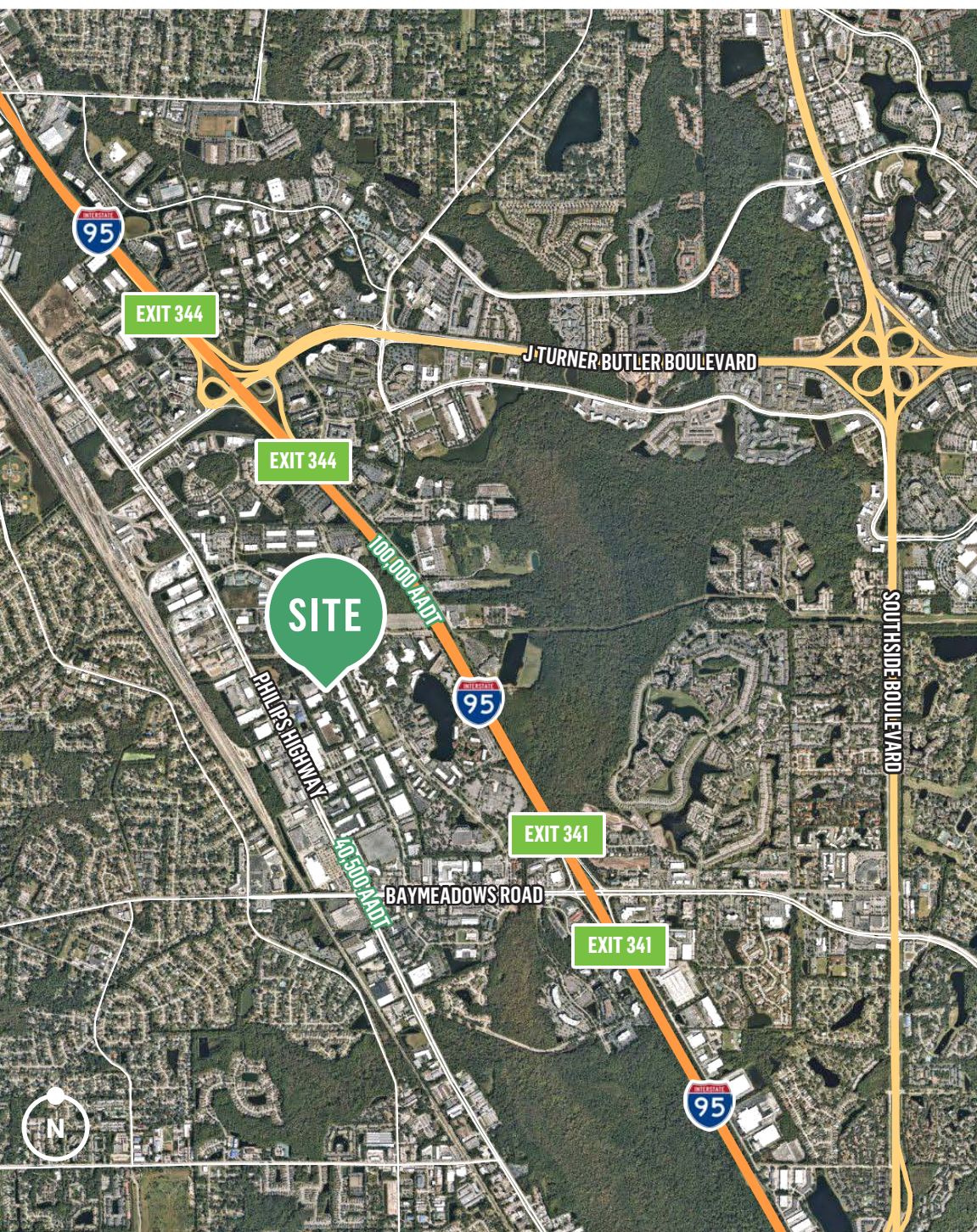
SOUTHSIDE SUBMARKET

Jacksonville's Southside submarket consist of approximately **22 Million Square Feet** of which **7 Million** is flex space.

The Southside housing market—where the majority of higher priced homes are being built because of proximity to top ranked schools and quality-of-life—is home to a significant amount of entrepreneurs who want to (re)locate their businesses close to their residence.

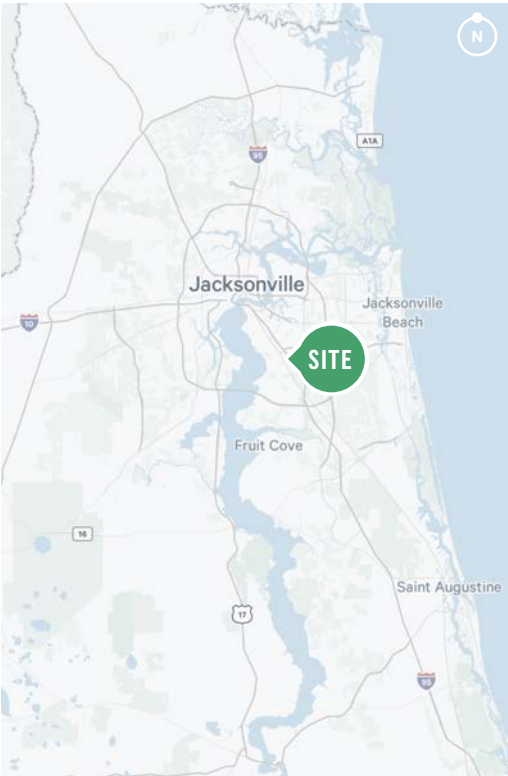
This strong demand—for the limited amount of existing products and the underlying value/cost of land—makes Southside the premier submarket in Jacksonville.

IWH Industrial Park is **2 miles** to Interstate 95 and offers close proximity to quick service restaurants which is an advantage/amenity for employees.



ROBUST LABOR SUPPLY

Office and Industrial Occupiers benefit from Jacksonville, Florida's labor accessibility and affordability. The quality of the labor supply is above the national average while the cost is below national average.



KEY METRICS	MARKET	NATIONAL
Population (vs. national metro average)	1,737,832	750,658
Labor Force (vs. national metro average)	913,890	382,312
Projected Population Growth	7.6%	3.6%
Unemployment (Monthly)	3.9%	3.6%
Median Household Income (USD)	\$82,603	\$64,692
Projected Income Growth	3.47%	11.2%
Cost of Living	102.1%	100.0%
% Population 21–34 (Millennials)	26%	19.1%
Median Home Value	\$378,437	\$263,557

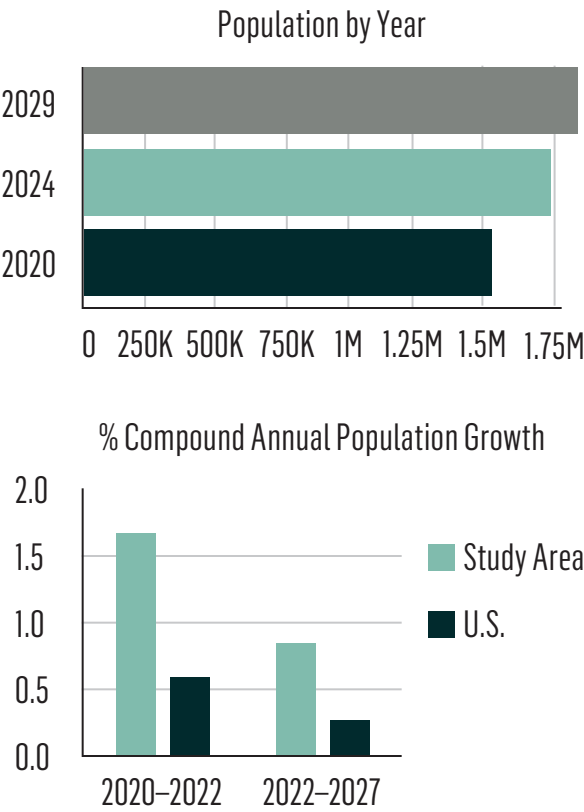
EMPLOYMENT

702,372 Employees

69,052 Businesses

3.9% Residential Unemployment Rate

POPULATION



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AMERICA'S LOGISTICS CENTER

Jacksonville boasts a strong intermodal system with fast access to major markets throughout the U.S. via three railroads (CSX, Norfolk Southern and Florida East Coast) and multiple interstate highways (I-75, I-10 and I-95).

JAXPort is the premier diversified port in the region with multiple cargo terminals capable of handling container, automobile, bulk, breakbulk and refrigerated cargoes.



POINTS OF INTEREST	DISTANCE
I-95	2.0 Miles
US-1	0.5 Miles
I-295	6.0 Miles
I-10	10 Miles
JAXPort Talleyrand Terminal	13 Miles
JAXPort Blount Island Terminal	21 Miles
Jacksonville International	25 Miles
Orlando	131 Miles
Savannah	150 Miles
Tampa	214 Miles
Miami	336 Miles
Atlanta	354 Miles



WWW.CBRE.COM/JACKSONVILLE

FOR LEASING INFORMATION OR TO SCHEDULE A TOUR, PLEASE CONTACT:

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