



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

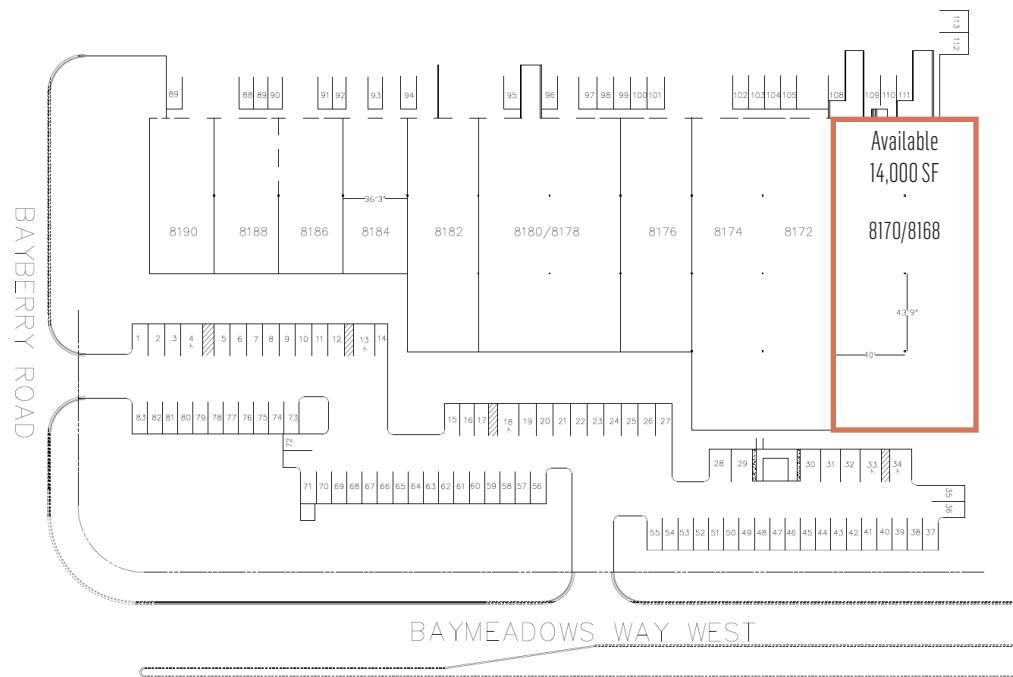
8168 Baymeadows Way W

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



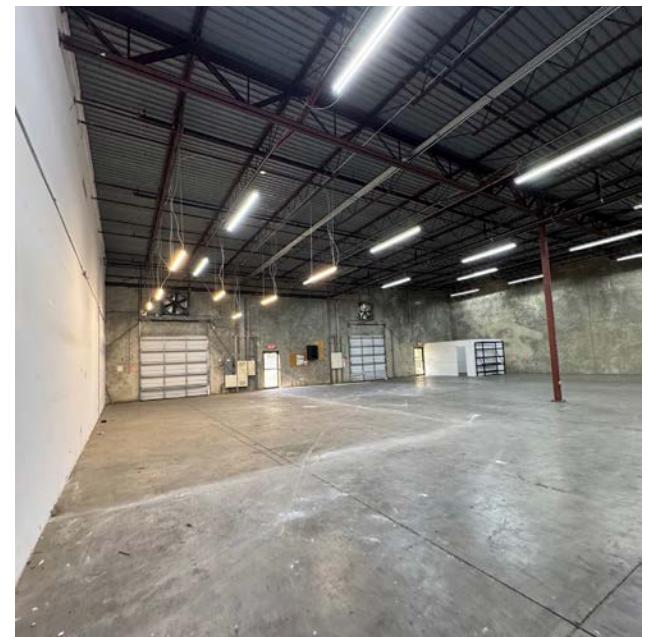
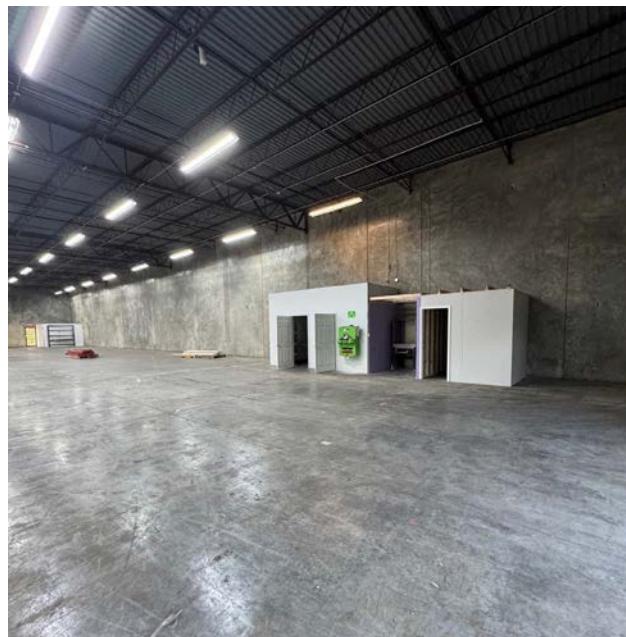
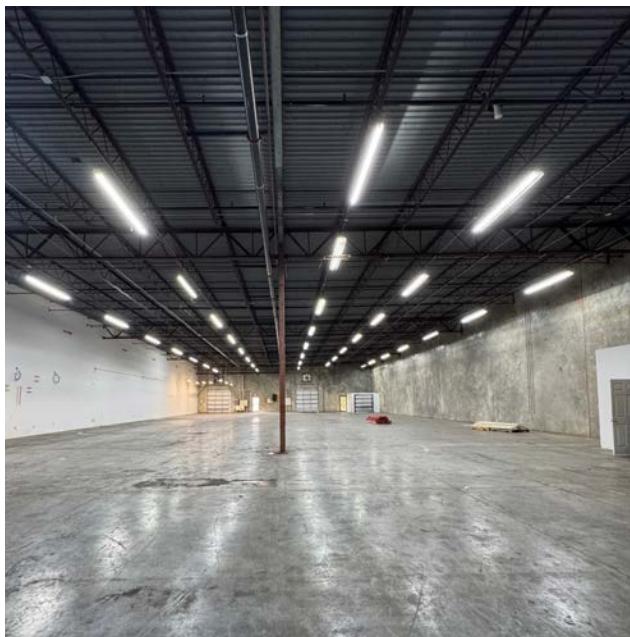
¹ Shared with Madison



MONTEREY

8168 Baymeadows Way W | 14,000 SF

CBRE



MONTEREY: 3,062 SF

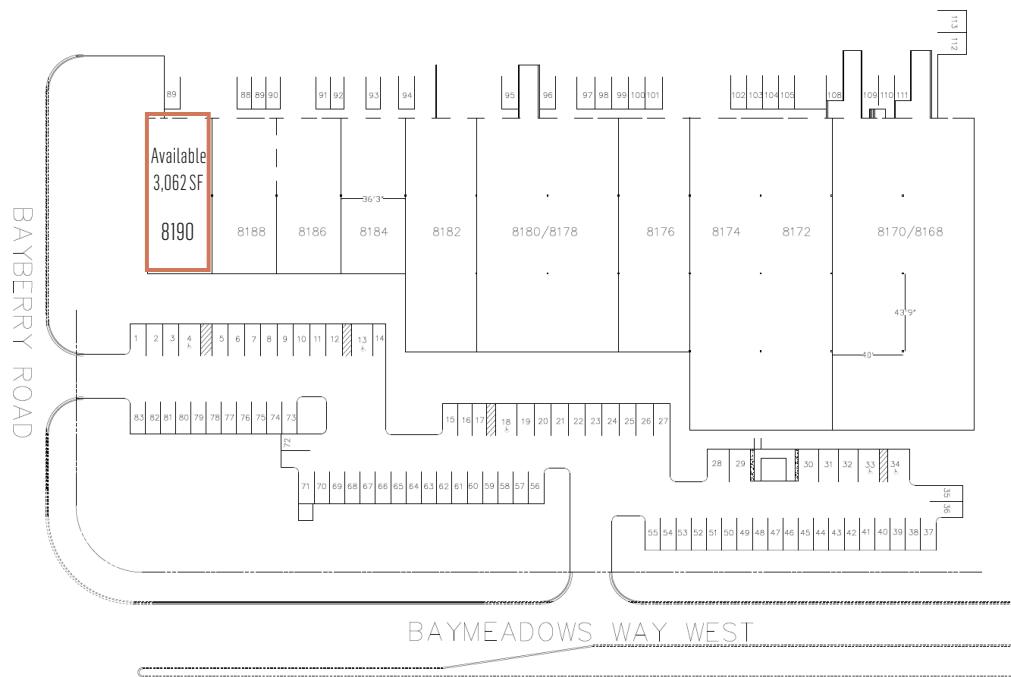
8190 Baymeadows Way W

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



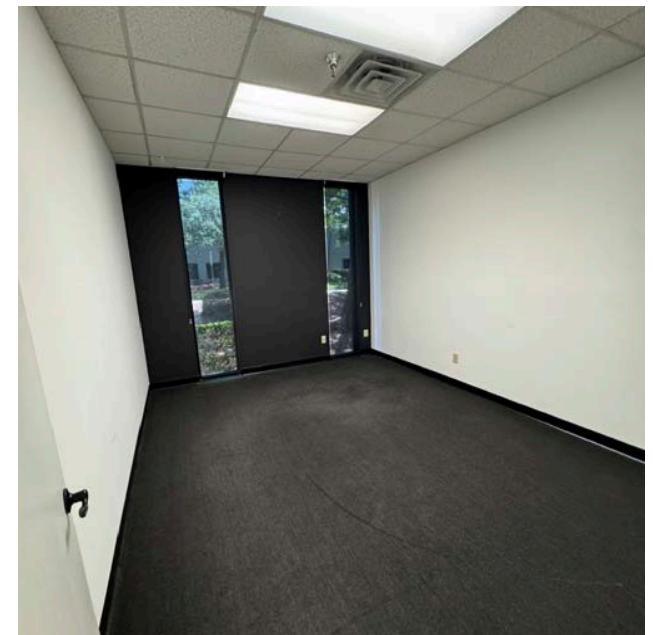
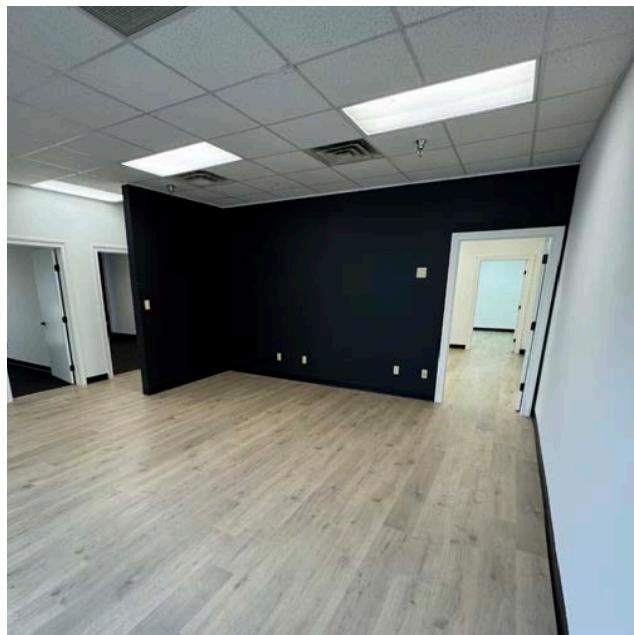
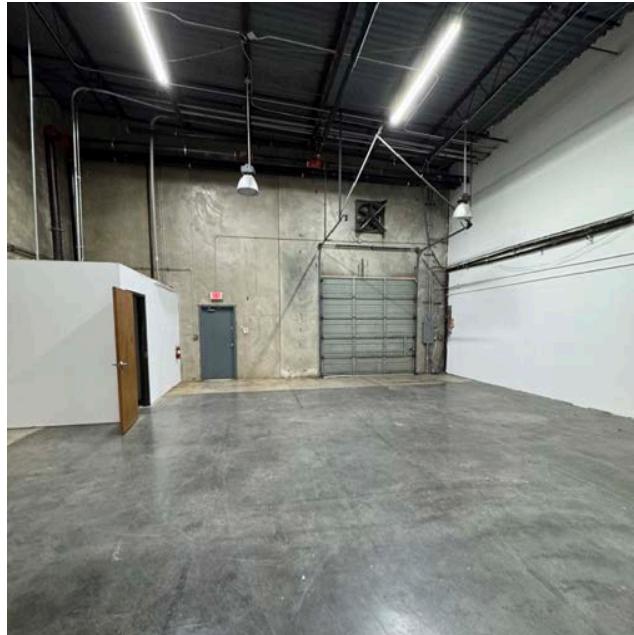
¹Shared with Madison



MONTEREY:

8190 Baymeadows Way W | 3,062 SF

CBRE



DENVER: 3,340 SF

7851 Bayberry Road

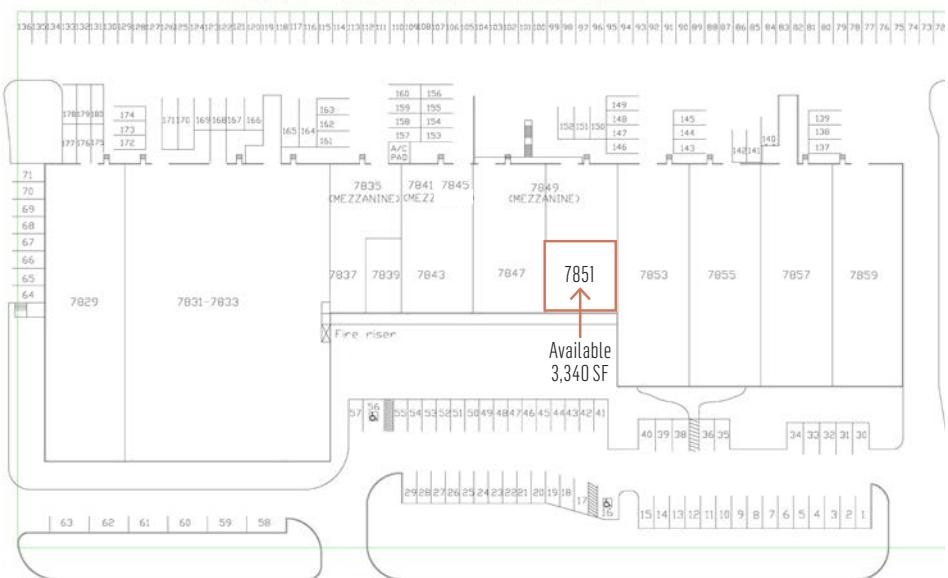
100% Warehouse

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 |



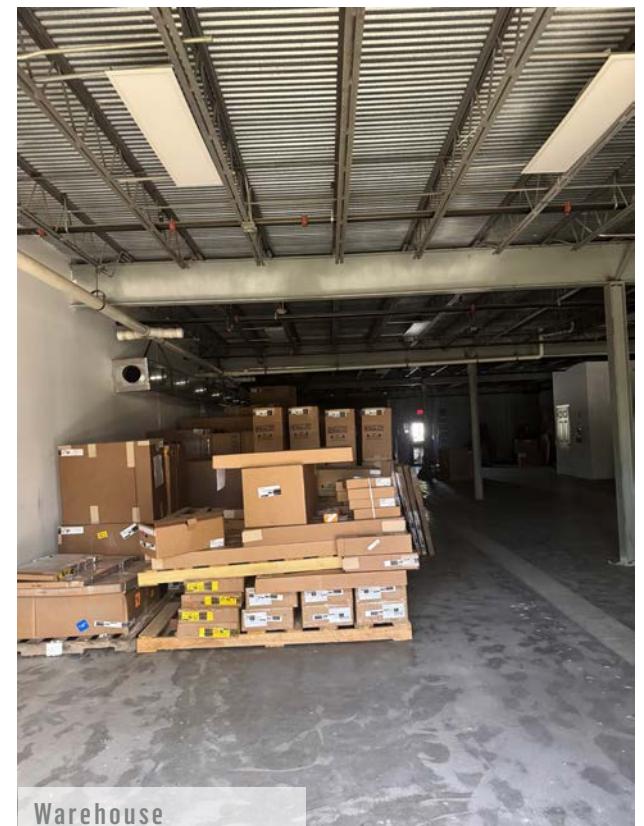
FLOOR PLAN

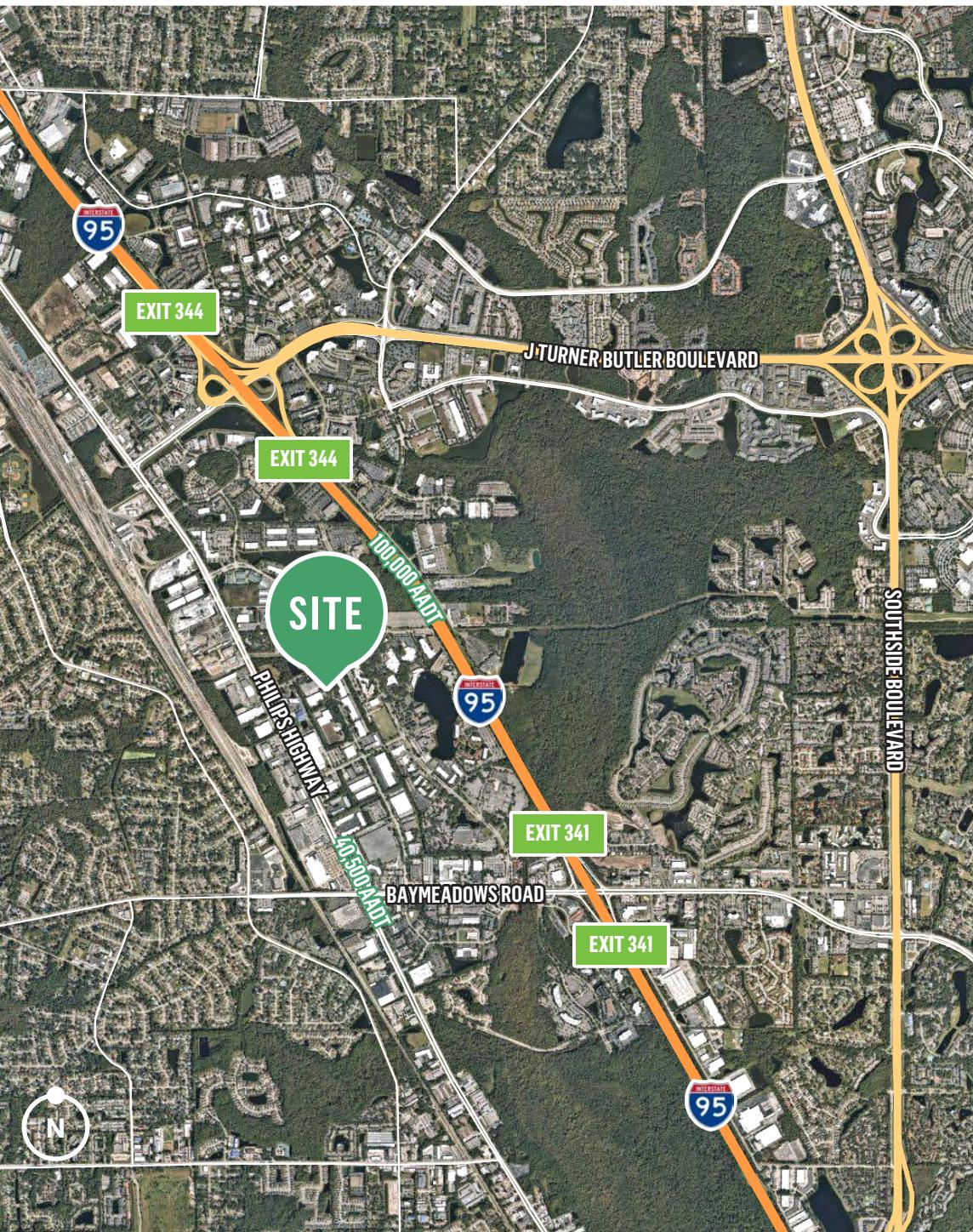


DENVER: 3,340 SF

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.

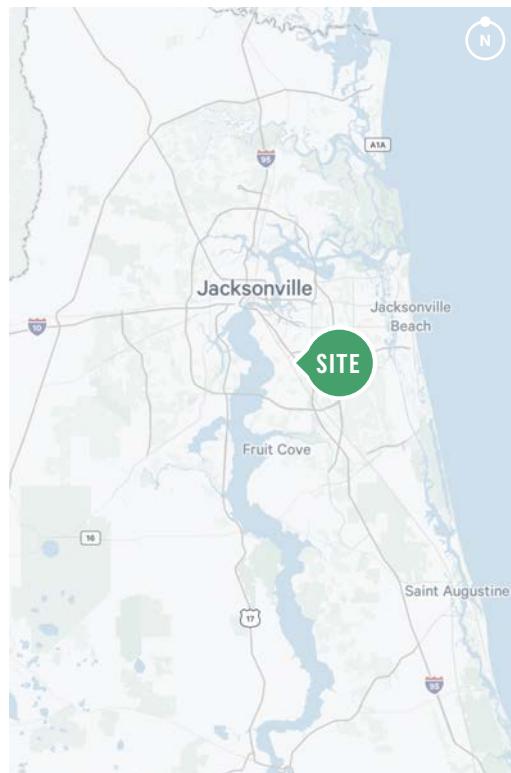
The Southside housing market—where the majority of higher priced homes are being built because of proximity to top ranked schools and quality-of-life—is home to a significant amount of entrepreneurs who want to (re)locate their businesses close to their residence.

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 |

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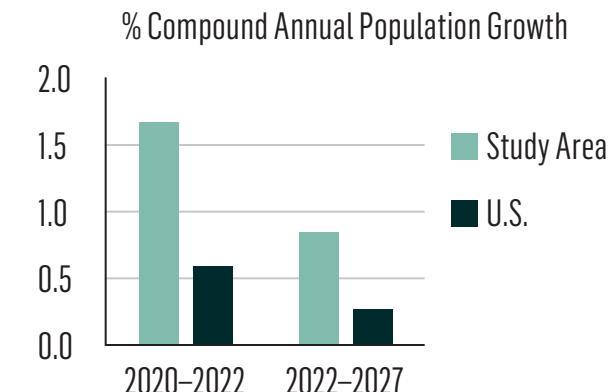
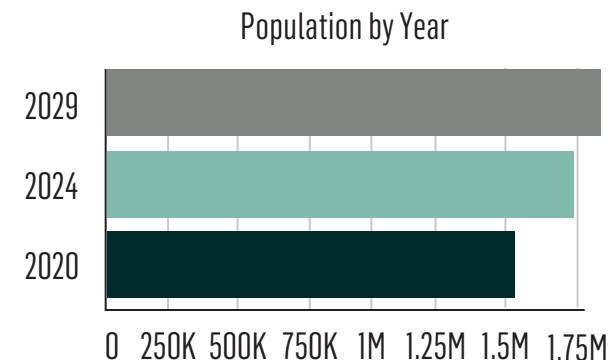
EMPLOYMENT

702,372 Employees

69,052 Businesses

3.9% Residential Unemployment Rate

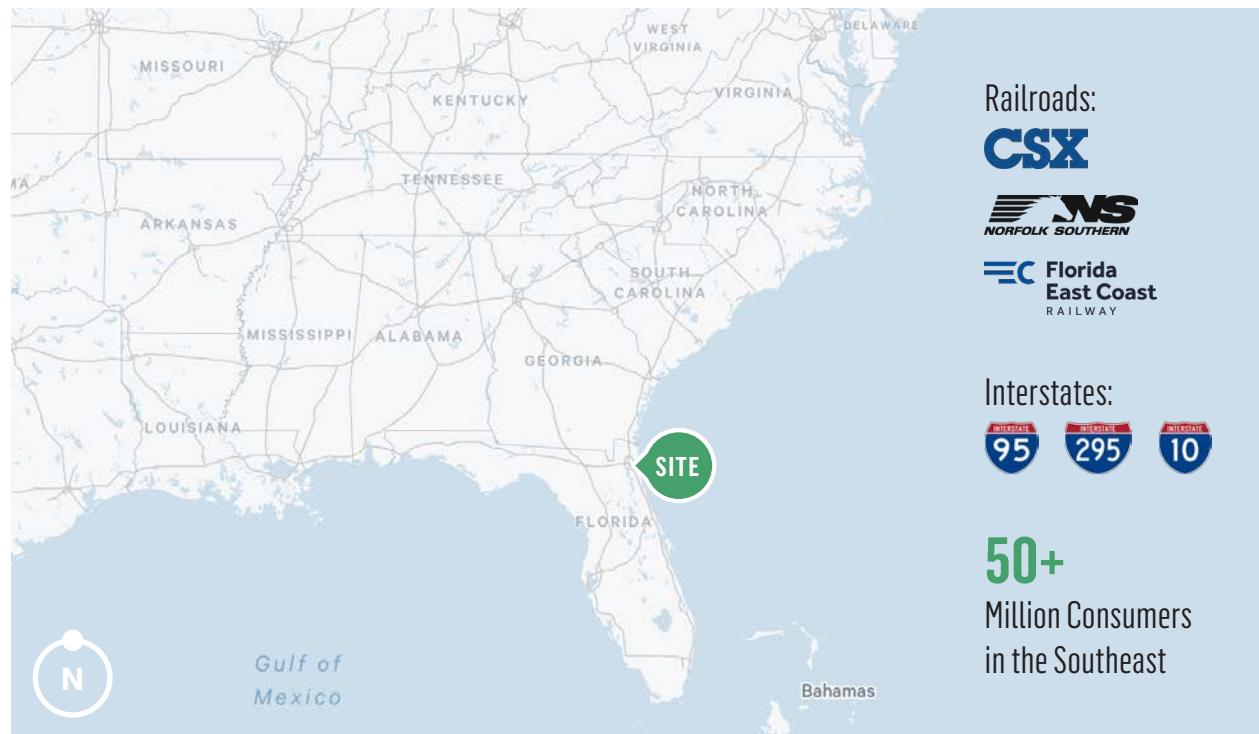
POPULATION



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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