

SUNBEAM PARK

4586 SUNBEAM RD., JACKSONVILLE, FL 32257



OFFERING SUMMARY

Lease Rate:	\$14 SF/yr (NNN)
Building Size:	10,000 SF
Available SF:	1,250 - 10,000 SF
Lot Size:	46,174 Acres
Year Built:	2026
Zoning:	PUD
Market:	Southside
Submarket:	Baymeadows

PROPERTY OVERVIEW

4586 Sunbeam Road presents an industrial opportunity tailored for operational efficiency and owner investment. This durable facility offers a well-laid-out footprint with generous clear-span interiors, durable loading accommodations, and reliable utility infrastructure. The property is marketed by SVR Commercial LLC and benefits from streamlined ingress/egress that supports high-density logistics or manufacturing operations. A gritty exterior with reinforced construction reflects its suitability for demanding industrial tenants while the secure yard area accommodates equipment staging and truck maneuverability. With thoughtful updates to critical systems, this asset stands ready to support immediate occupancy and long-term operational continuity.

PROPERTY HIGHLIGHTS

- Well-laid out footprint optimized for efficient operations
- Clear-span interiors support manufacturing or logistics
- Durable loading accommodations for frequent shipments
- Secure yard area for equipment staging and packing
- Streamlined ingress and egress for truck traffic
- Reinforced construction suited for demanding uses

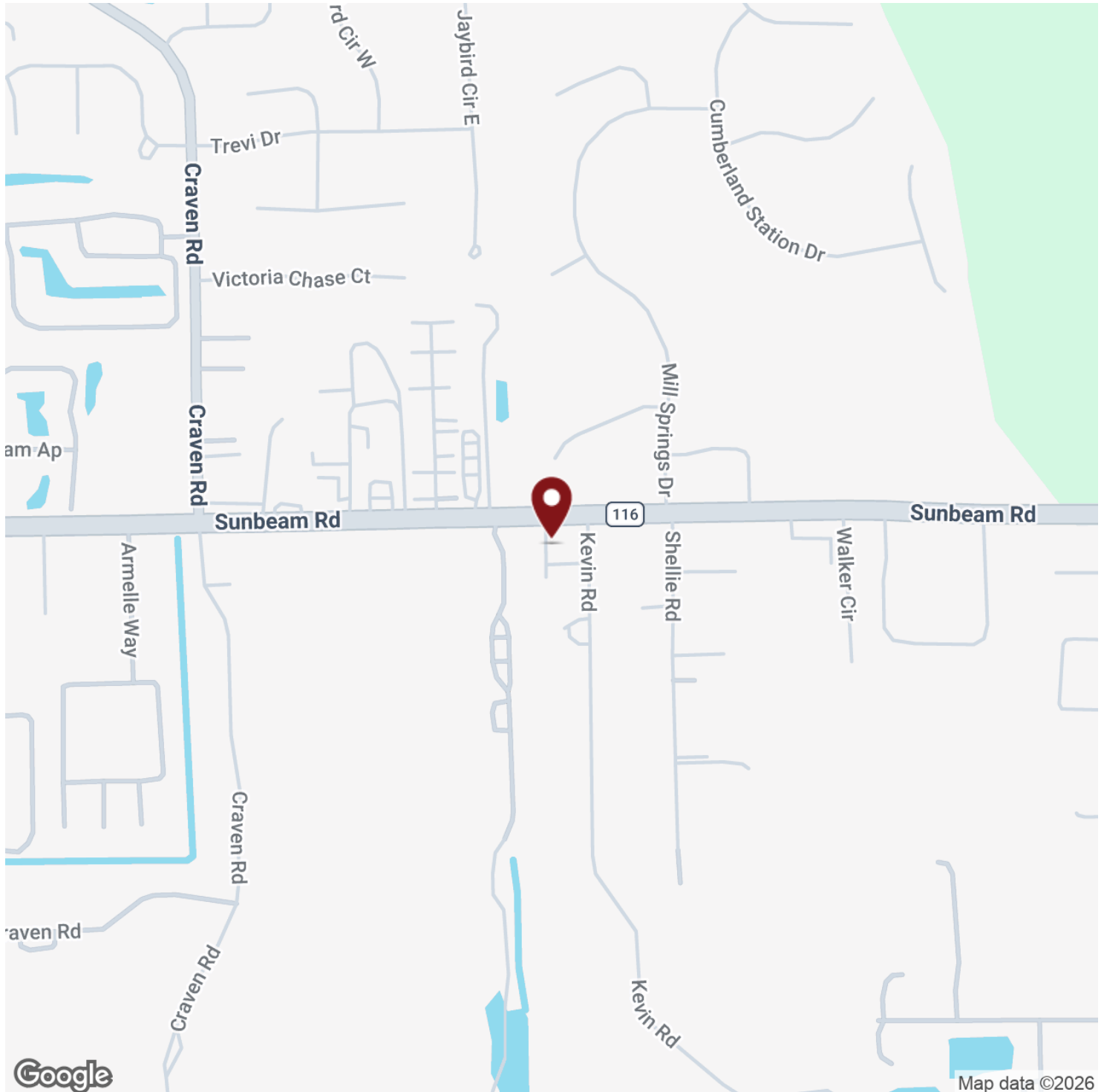
VASHA CARTER PATRICK KENNEY TIFFANI SCUNCIO

202.905.8578 904.424.4943 904.557.6279
vcarter@svrcom.com pkenney@svrcom.com tscuncio@svrcom.com



SUNBEAM PARK

4586 SUNBEAM RD., JACKSONVILLE, FL 32257



VASHA CARTER **PATRICK KENNEY** **TIFFANI SCUNCIO**

202.905.8578

904.424.4943

904.557.6279

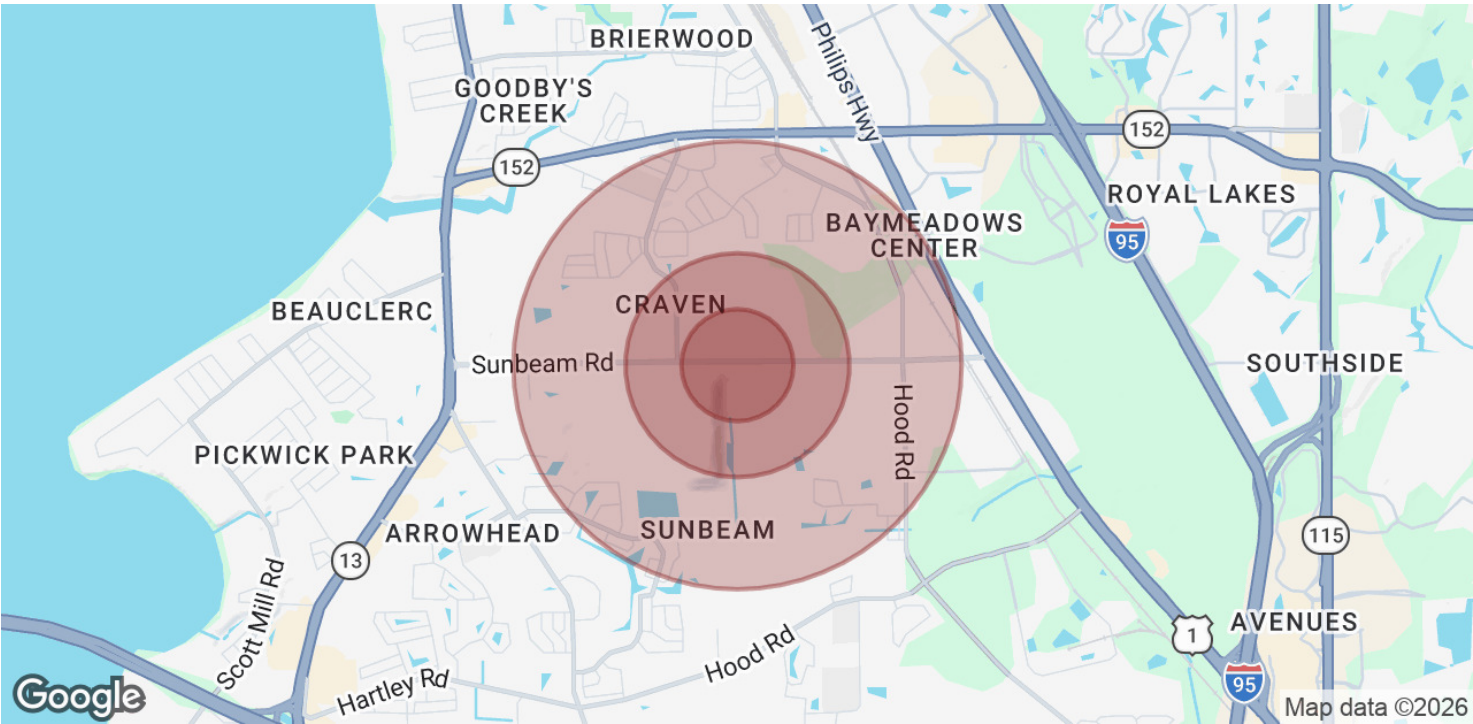
vcarter@svrcom.com

pkenney@svrcom.com

tscuncio@svrcom.com

SUNBEAM PARK

4586 SUNBEAM RD., JACKSONVILLE, FL 32257



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	540	2,926	11,244
Average Age	41.1	41.4	40.7
Average Age (Male)	40.6	40.3	39.1
Average Age (Female)	38.9	40.5	40.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	201	1,283	5,009
# of Persons per HH	2.7	2.3	2.2
Average HH Income	\$109,361	\$102,085	\$103,658
Average House Value	\$359,991	\$322,006	\$316,229

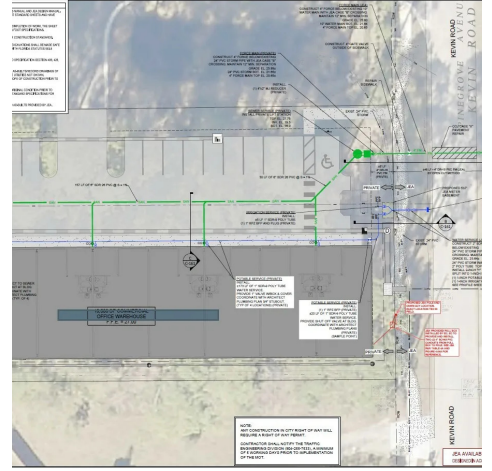
2023 American Community Survey (ACS)

VASHA CARTER PATRICK KENNEY TIFFANI SCUNCIO
202.905.8578 904.424.4943 904.557.6279
vcarter@svrcom.com pkenny@svrcom.com tscuncio@svrcom.com



SUNBEAM PARK

4586 SUNBEAM RD., JACKSONVILLE, FL 32257



VASHA CARTER **PATRICK KENNEY** **TIFFANI SCUNCIO**

202.905.8578

904.424.4943

904.557.6279

vcarter@svrcom.com

pkenny@svrcom.com

tscuncio@svrcom.com

SVR Commercial, LLC • 100 Fairway Park Blvd Unit 2200 • PVB, FL 32082 • 904.454.3856

SVR
Commercial

svrcommercial.com