



Garnett Commercial Real Estate, Inc.
7807 Baymeadows Road East
Suite 405, Jacksonville, FL 32256
904-855-8800
jgarnett@ccim.net / www.jackgarnett.com
Florida Licensed Real Estate Broker



GARNETT
COMMERCIAL
REAL ESTATE, INC.

**OFFICES SPACE
FOR LEASE**

**7749 Bayberry Rd.
Jacksonville, FL 32256**

Disclaimer: Details herein are believed to be correct; however, it is subject to errors, omissions, price change or withdrawal without notice.



Property:	Charleston Building 7749 Bayberry Road Jacksonville, Florida 32256
Building Type:	Two Story Office/Warehouse Property.
Building/Site Size:	66,800 SF on 4.75 Acres.
Space Type:	6,680 SF Office Space Only. (Subdividable into approximate increments of 1,000 SF, 1,400 SF, 1,600 SF, 2,000 SF, 2,700 SF and 3,500 SF.)
NNN Base Rent:	\$10.50 PSF Annually.
CAM Charges:	\$4.50 PSF Annually.
Zoning:	IBP-1 (Industrial Business Park – 1).
Parking Ratio:	4.1 spaces per 1,000 SF Leased.
Signage:	Glass Door Entry Signage is available.
Access:	Location offers easy access to Philips Hwy. / U.S. Hwy. 1, Butler Blvd. and Interstate 95. Offering easy commutes to All Areas of the Jacksonville Metro Market.
Proximity:	In close proximity to the Massive Residential & Commercial Development occurring in Southern Duval County and Northern St. Johns County.

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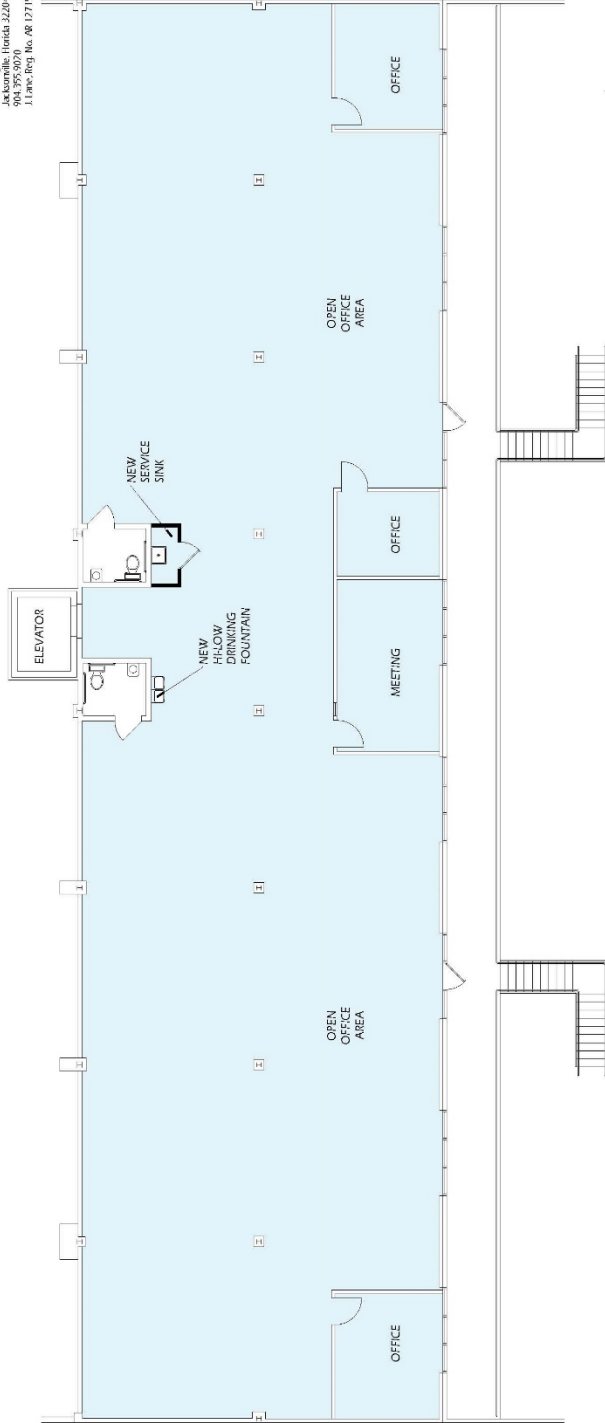
6,680 SF

Tenant Planning at:
Charleston Bldg.

7779 Bayberry Road
Jacksonville, Florida 32216
Architectural Services



LANE ARCHITECTURE, P.A.
903 Margaret Street
Jacksonville, Florida 32201
904.379.9900
1 Lane Ridge, No. 88 12715



7779 BAYBERRY ROAD
2ND FLOOR PLAN
3/3/2023

1 OF 2
8/3/2023



SUBDIVIDED UNITS PRELIMINARY DESIGN

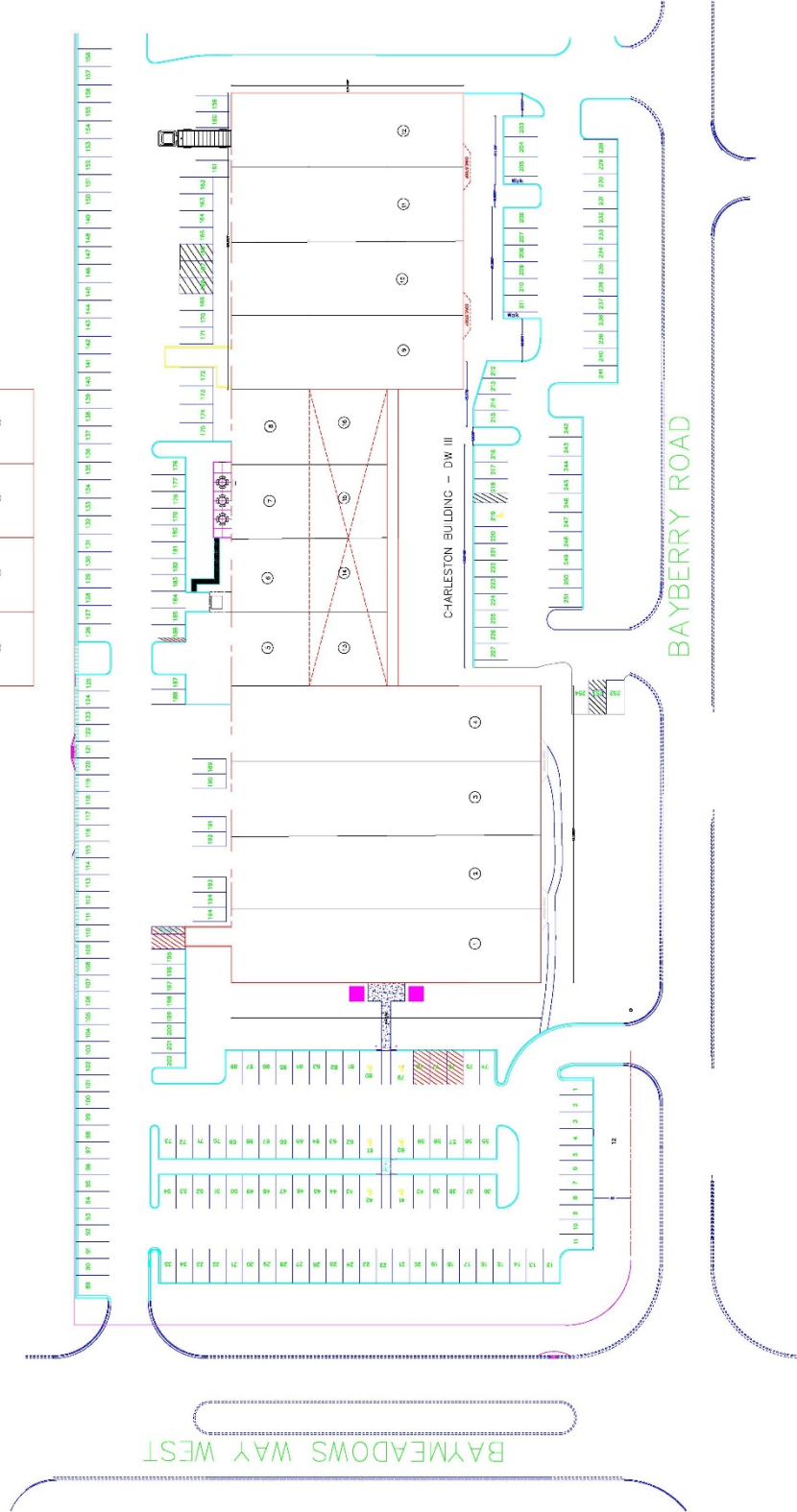
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SITE PLAN

2nd floor Mezzanine





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