



Garnett Commercial Real Estate, Inc.
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 Size & Type: 6,680 Total SF (Office Only) Subdivided: Suite 1: 1,627 SF
Suite 2: 1,359 SF
Suite 3: 664 SF
Suite 4: 1,624 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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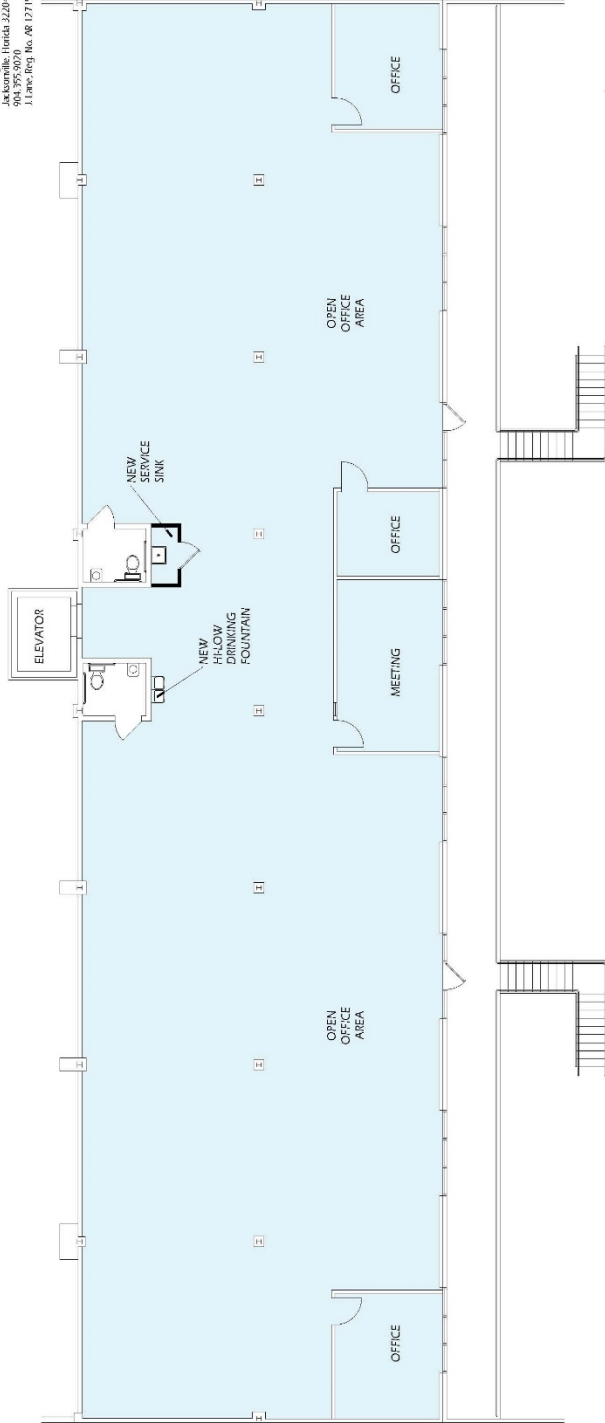
6,680 SF

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
3/3/2017

1 OF 2
8/3/2017

SUBDIVIDED UNITS PRELIMINARY DESIGN

Tenant Planning at
Charleston Bldg.

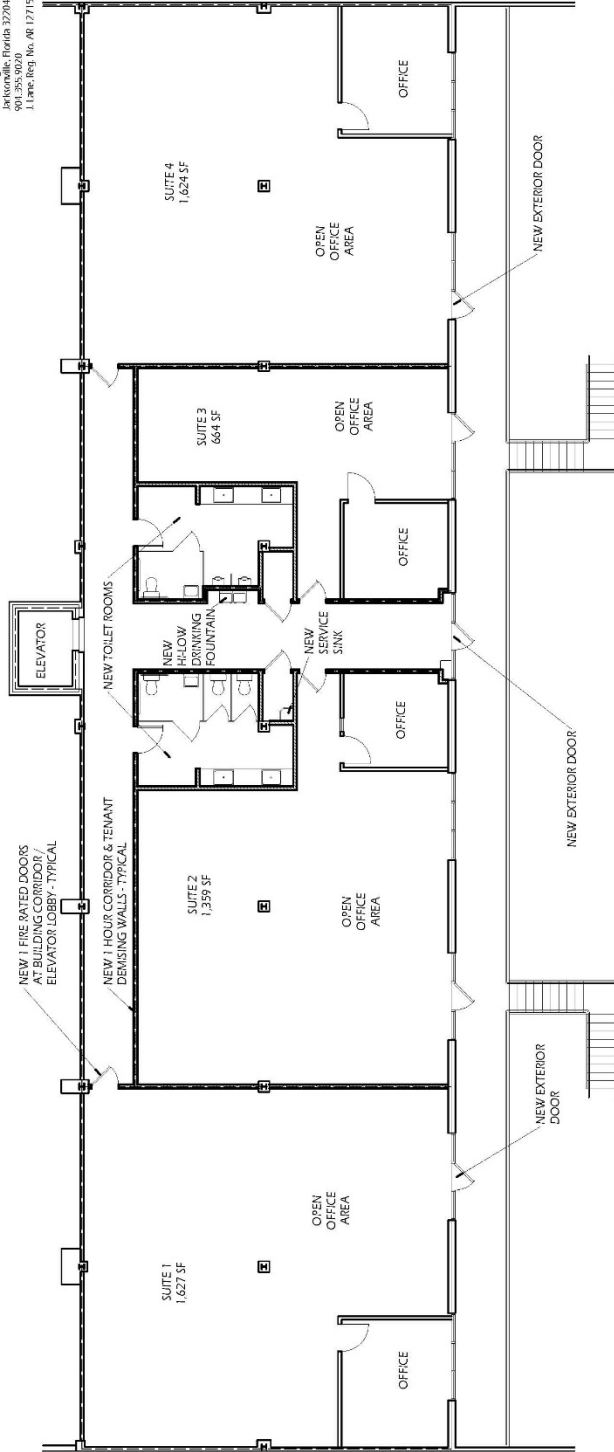
7779 Bayberry Road
 Jacksonville, Florida 32216



LANE ARCHITECTURE, P.A.
 901 Mangrove Street
 Jacksonville, Florida 32204
 904.255.9020
 FL Arch. Reg. No. AP 127115

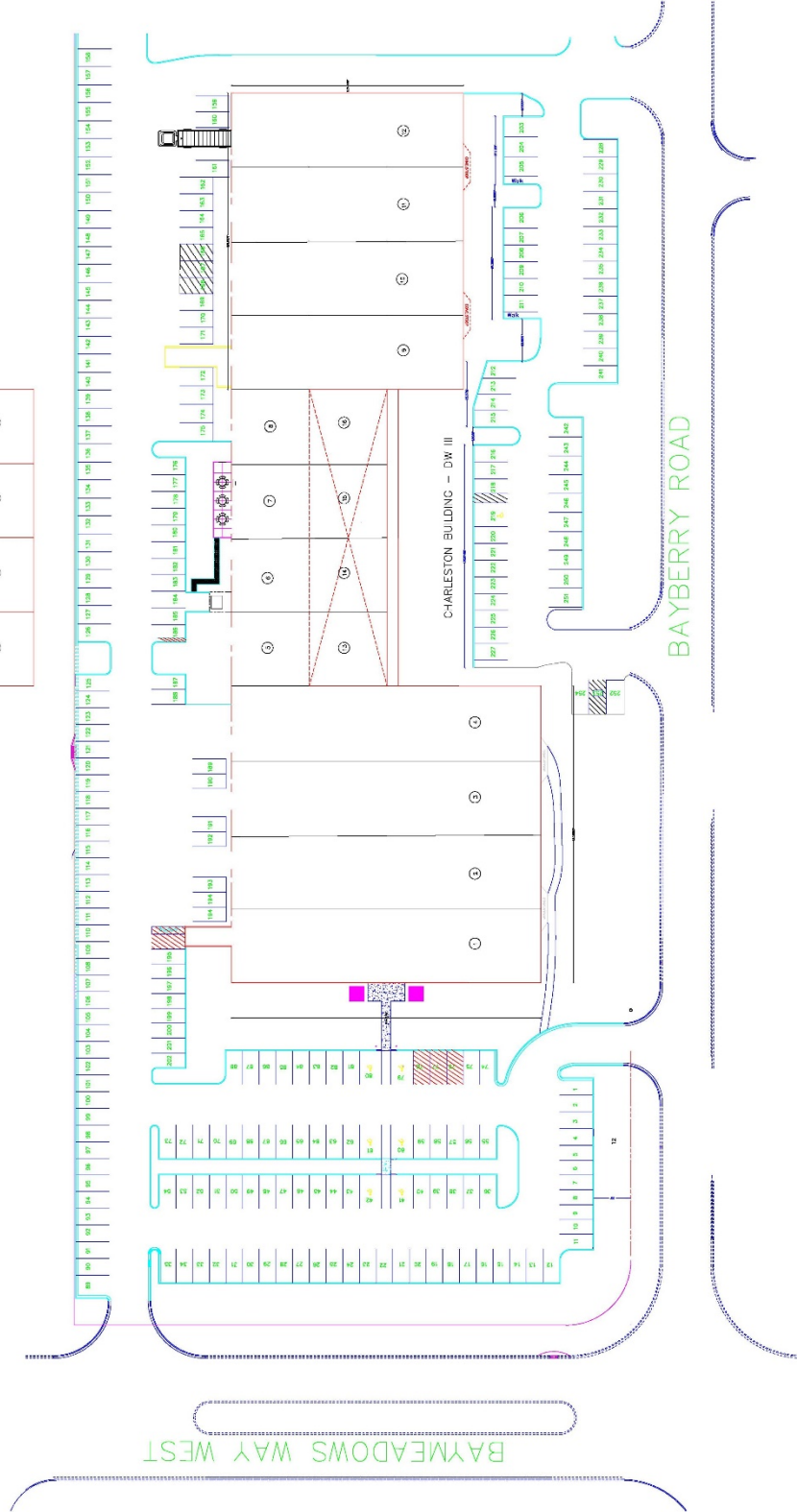
7779 BAYBERRY ROAD
2ND FLOOR PLAN
 3/12/2023

1 OF 2
 10.26.2023



SITE PLAN

2nd floor Mezzanine





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