



Garnett Commercial Real Estate, Inc.
904-855-8800
jgarnett@ccim.net / www.jackgarnett.com

Florida Licensed Real Estate Broker



OFFICES SPACE

FOR LEASE

7829 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.

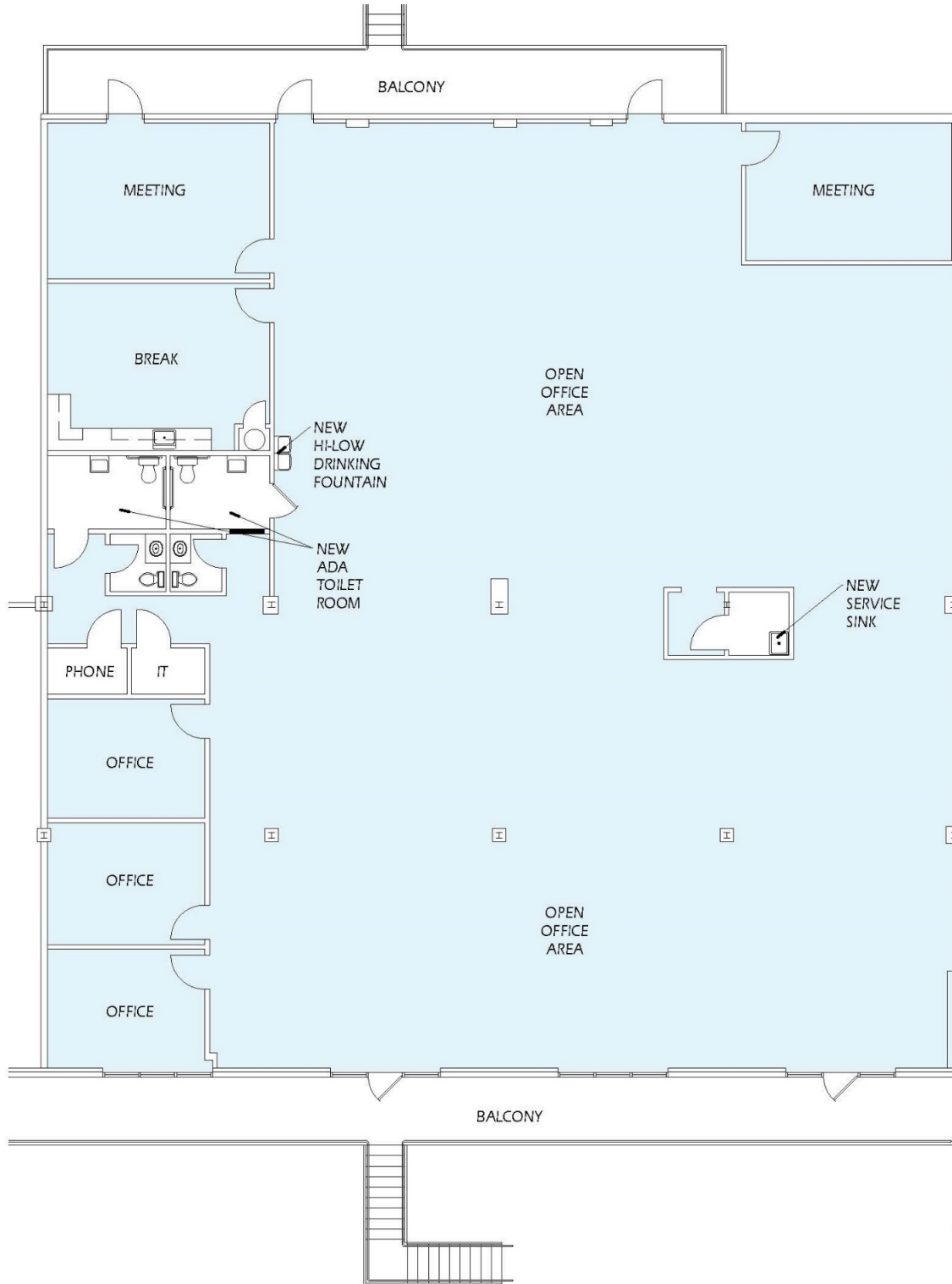


Property:	Denver Building 7829 Bayberry Road Jacksonville, Florida 32256
Building Type:	Two Story Office/Warehouse Property.
Building/Site Size:	70,140 SF on 3.58 Acres.
Space Type:	6,680 SF Office Space Only. 2,505 SF Office Space Only. (Two Suites can be combined to create 9,185 SF) (Also, the potential for these Suites to subdivided for smaller space)
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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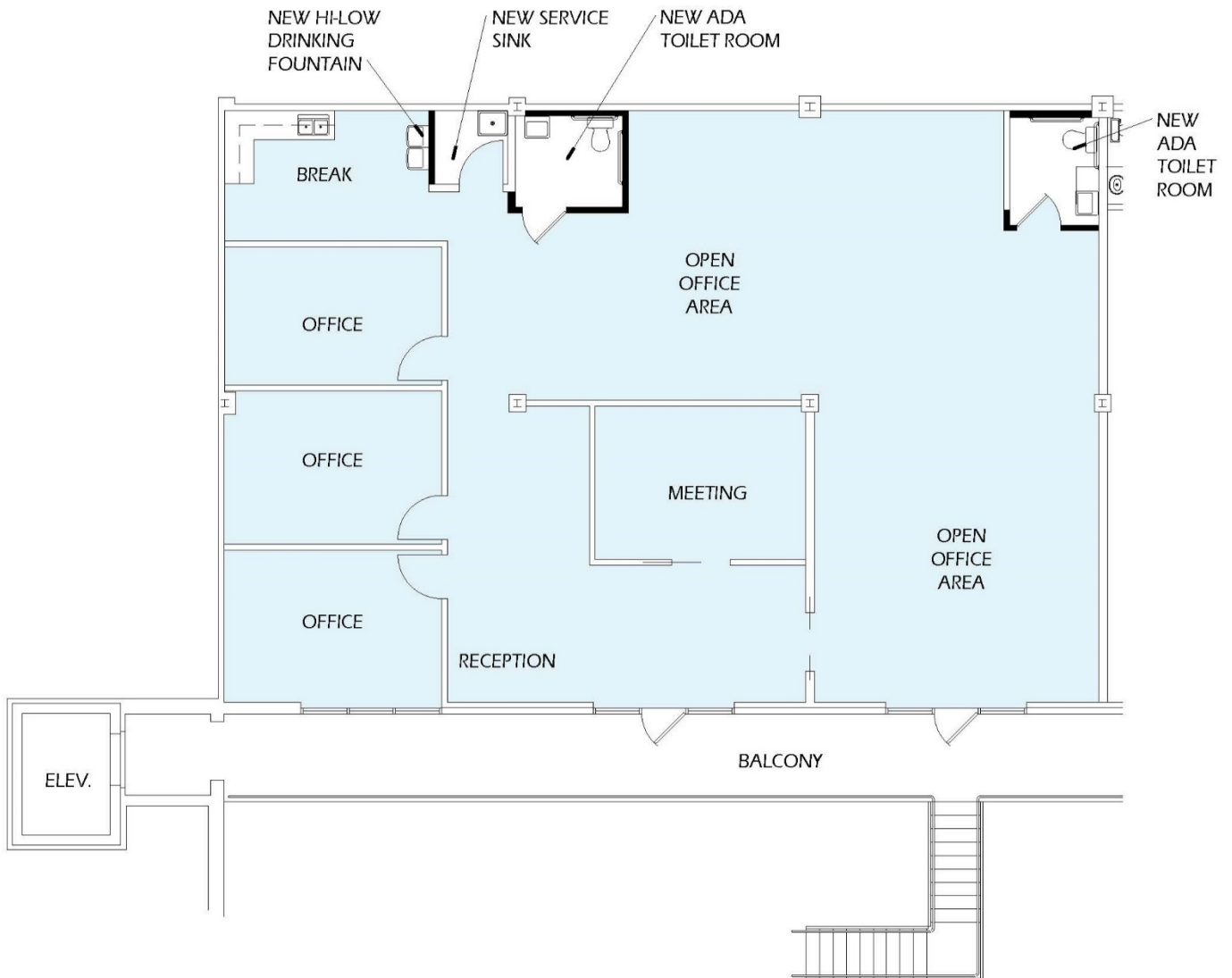
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6,680 SF





2,505 SF

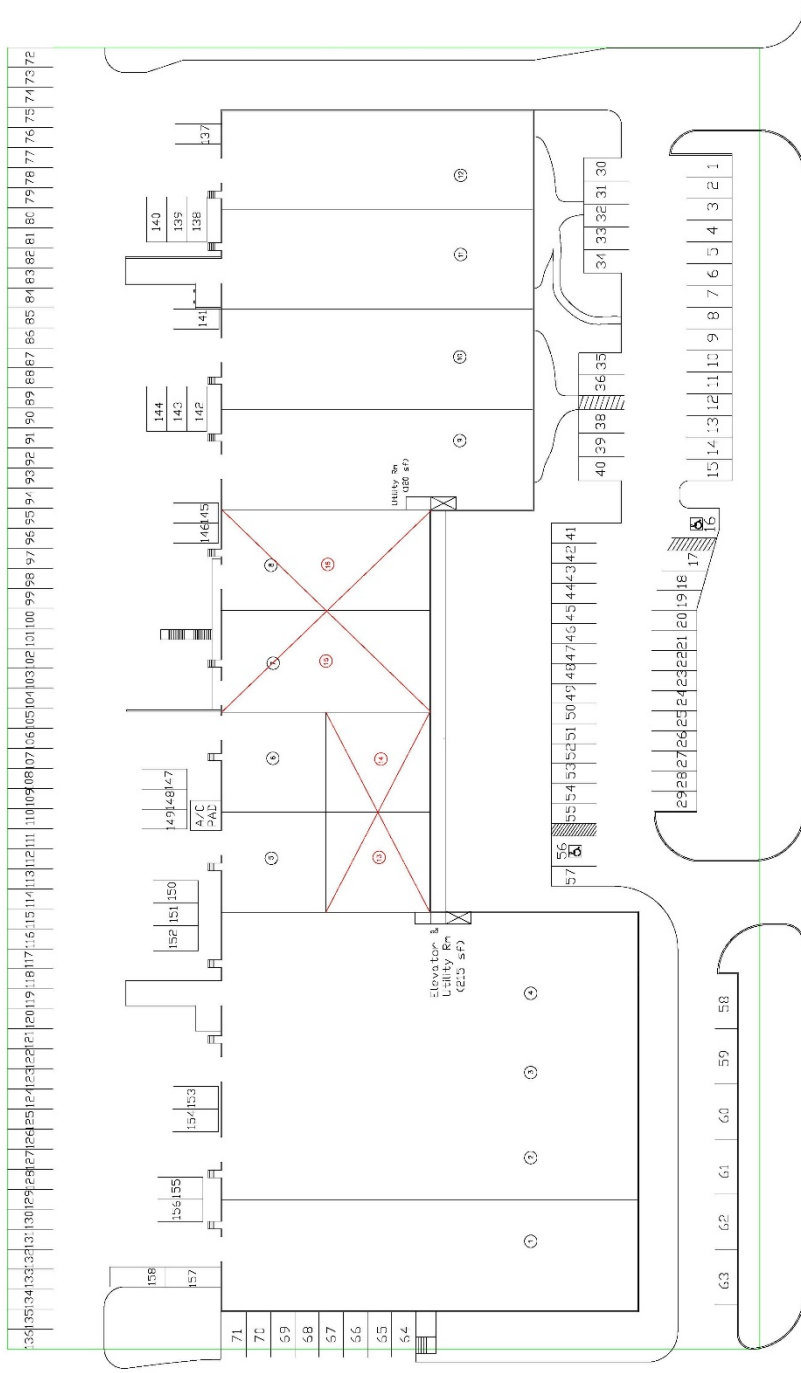


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SITE PLAN

DENVER BUILDING
EXHIBIT A - GENERAL LOCATION PURPOSE ONLY





GARNETT
COMMERCIAL
REAL ESTATE, INC.

