Industrial Space | For Lease | Westside Submarket

5438 Vernon Road, Jacksonville, FL 32209

CBRE



Available for Lease:

+ **Suite 1:** 14,308 SF
+ **Suite 2:** 7,000 - 13,709 SF

Asking Rate: Please Inquire

For More Information, Please Contact:

Kyle Murphy
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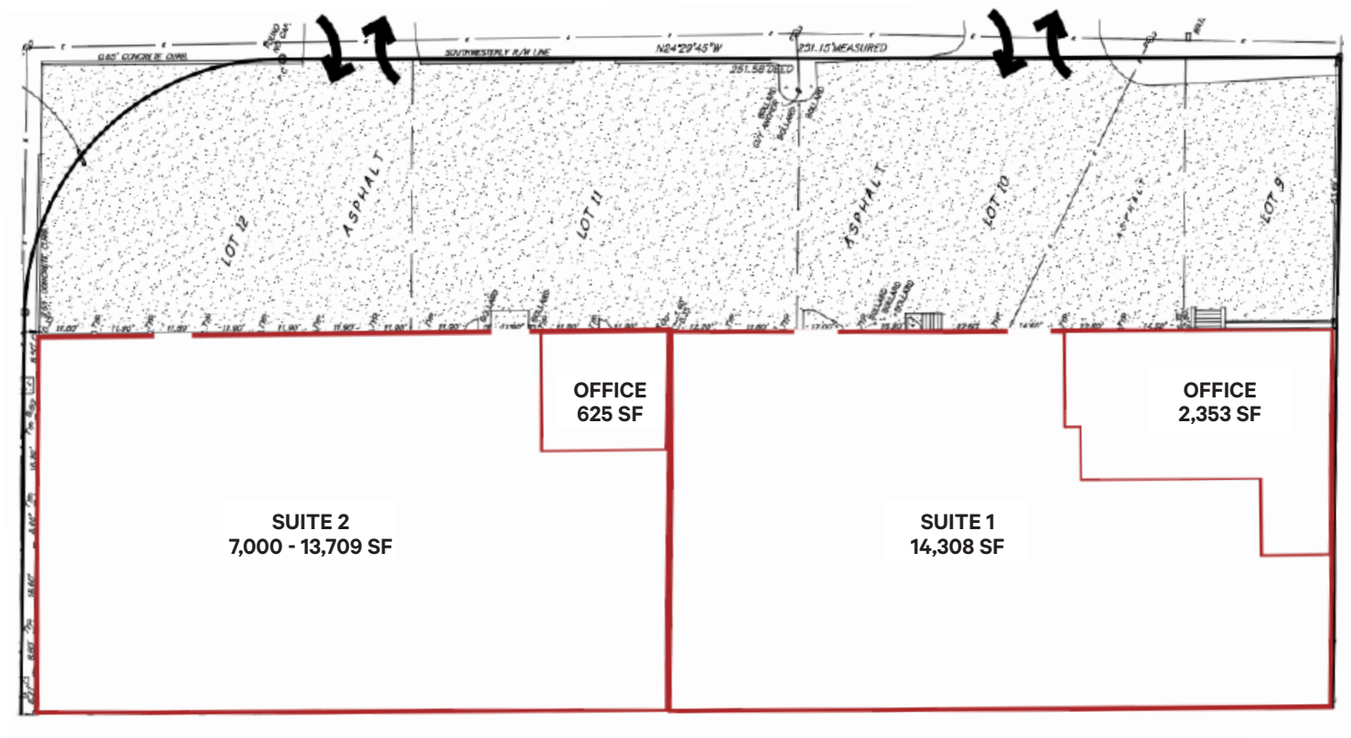
Alliah Hardee
Associate
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Availability

Suite	Size	Loading	Office
Suite 1	±14,308 SF	(2) Dock High Doors	±2,353 SF
Suite 2	±7,000 - 13,709 SF	(2) Grade Level Doors	±625 SF

Building Features

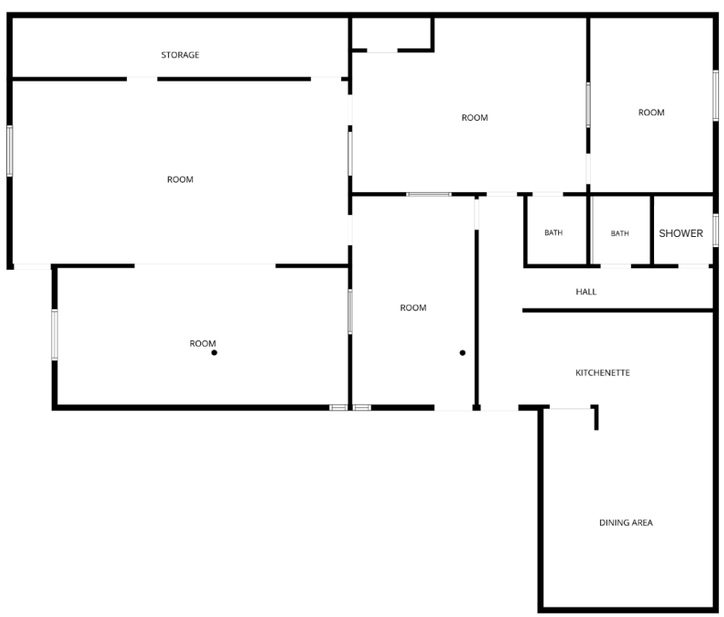
Total Building	28,017 SF
Land Area	1.12 AC
Clear Height	17’ (Suite 1) / 20’ (Suite 2)
Column Spacing	21’ x 30’
Construction	Masonry (CMU)
Loading	(2) Dock High & (2) Grade Level
Auto Parking	1.30/1,000 SF
Zoning	Light Industrial (IL)
Warehouse Lighting	T5
Year Renovated	2026



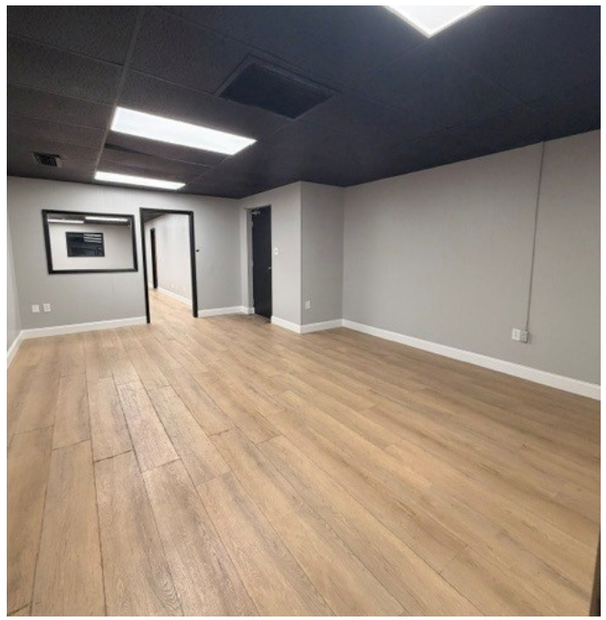
Suite 1 Features

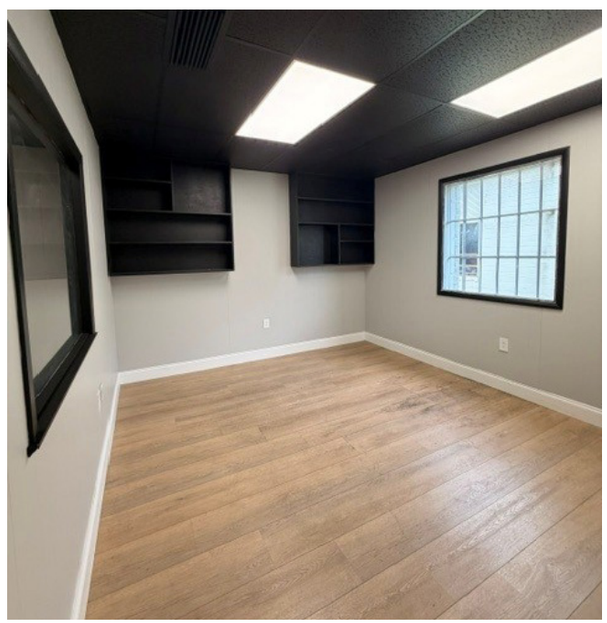
Available SF	14,308 SF
Column Spacing	21’ x 30’
Office	2,353 SF
Electrical	400A, 3 phase
Clear Height	17’
Dock Doors	2

Office Floor Plan











Suite 2 Features

Available SF	7,000 - 13,709 SF
Column Spacing	21’ x 30’
Office	625 SF 2 private offices (12’ x 16’), open entry and restrooms
Electrical	200A, 3 phase
Clear Height	20’
Grade Level Doors	2


*Conceptual Rendering


*Conceptual Rendering

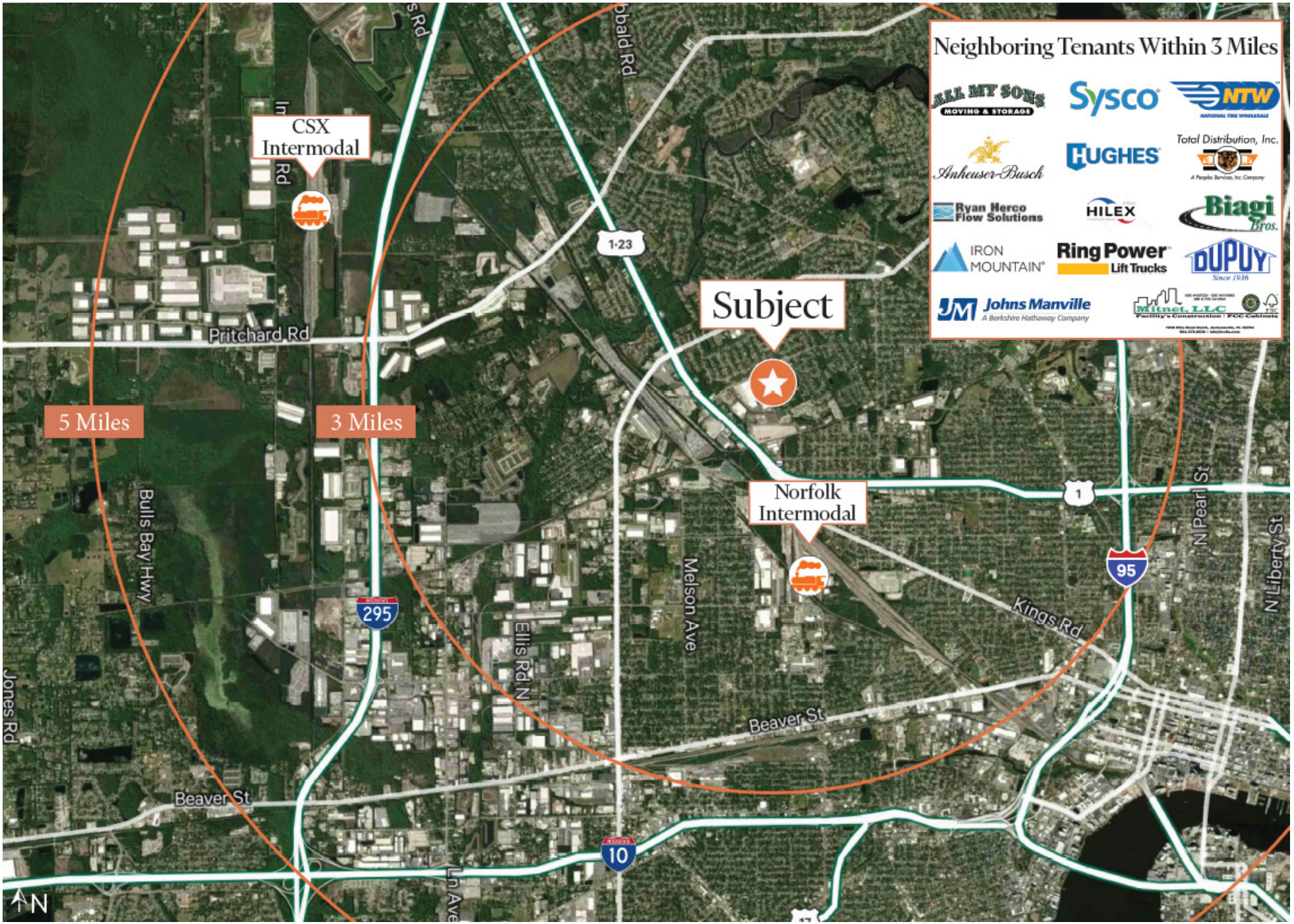
Whitebox Warehouse


*Conceptual Rendering


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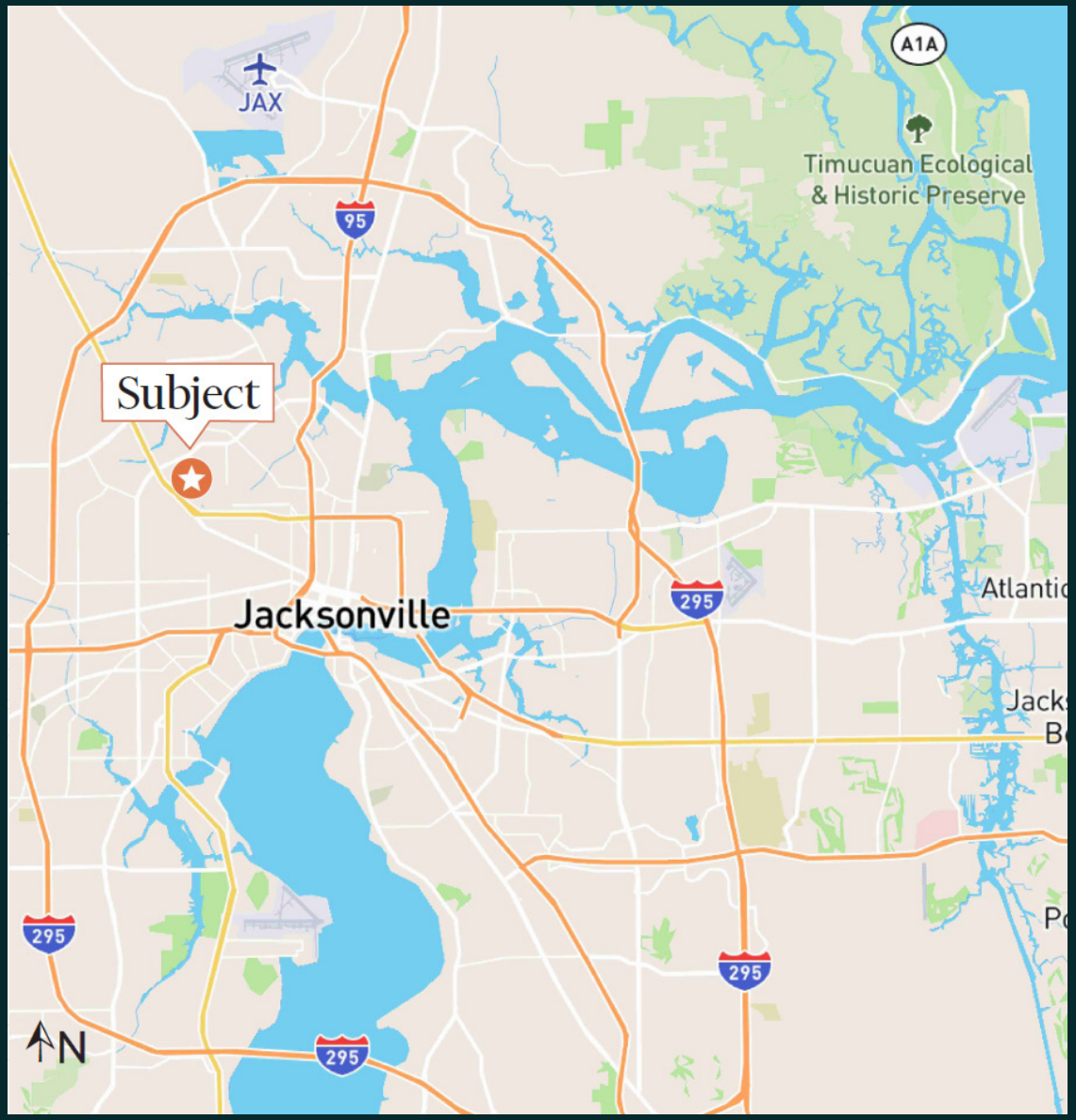

*Conceptual Rendering

Property Location



5438 Vernon Road, Jacksonville, FL 32209

For Lease



Location Highlights

- Westside Jacksonville Industrial submarket
- Minutes to I-295 & I-10
- Direct access via Pritchard Road Corridor
- Established distribution & manufacturing node

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