

Industrial Space | For Lease | Westside Submarket

5438 Vernon Road, Jacksonville, FL 32209

CBRE



Available for Lease:

+ **Suite 1:** 14,308 SF

+ **Suite 2:** 13,709 SF

Asking Rate: Please Inquire

For More Information, Please Contact:

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Availability & Building Features

Availability			
Suite	Size	Loading	Office
Suite 1	±14,308 SF	(2) Dock-High Doors	Existing ±2,353 SF Office
Suite 2	±13,709 SF	(2) Grade-Level Doors	New 625 SF Spec Office
Total Building	28,017 SF	(2) DH + (2) GL	

Building Features	
Warehouse	25,664 SF
Land Area	1.12 AC
Ceiling Height	17' (Ste 1) / 20' (Ste 2)
Column Spacing	21' × 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



Whitebox warehouse — spec make-ready

*Rendering

Suite 1

±14,308 SF

At a Glance

Features

± 14,308 SF

OFFICE

Existing ±2,353 SF

CLEAR HEIGHT

17'

LOADING

(2) Dock-High Doors

POWER

400A, 3 Phase

Highlights

- Move-in-ready renovated office with LVP flooring, kitchenette & recessed lighting
- Whitebox warehouse make-ready



Renovated office — LVP flooring



Recessed lighting & natural light



Kitchenette & break area



Dock-high loading

Suite 2

±13,709 SF

At a Glance

Features

±13,709 SF

NEW SPEC OFFICE
625 SF

CLEAR HEIGHT
20'

LOADING
(2) Grade-Level Doors

POWER
200A, 3 Phase

Highlights

- Brand-new spec office build-out with 2 private offices (12' x 16'), open entry and restrooms
- Whitebox warehouse make-ready



Reception / vestibule

**Rendering*



Private office

**Rendering*



Private office

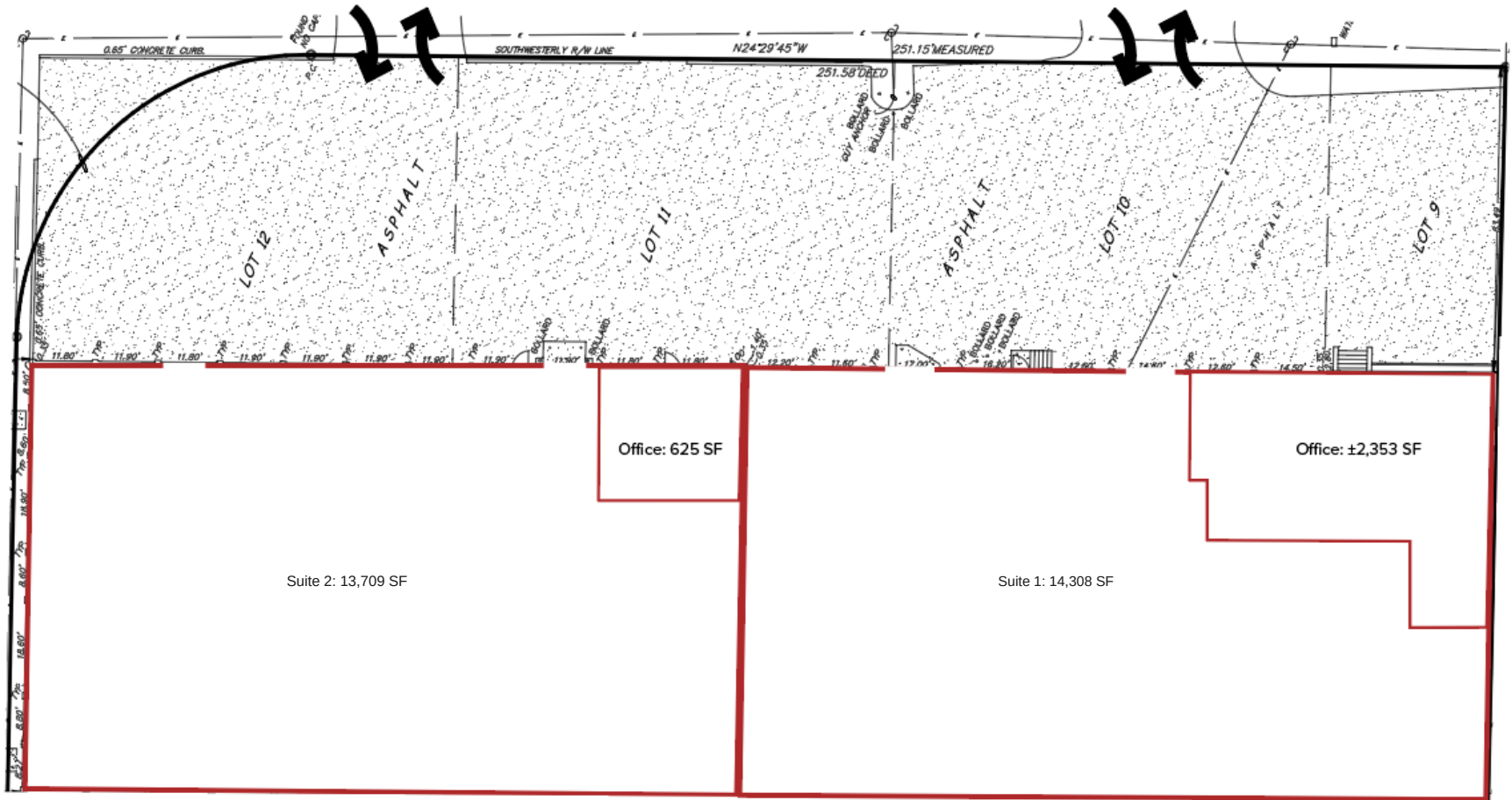
**Rendering*



Restrooms

**Rendering*

Floor Plan



Whitebox Warehouse - Spec Make-Ready



Whitebox warehouse - refinished, painted columns

**Rendering*



Whitebox warehouse - open bays, painted columns

**Rendering*



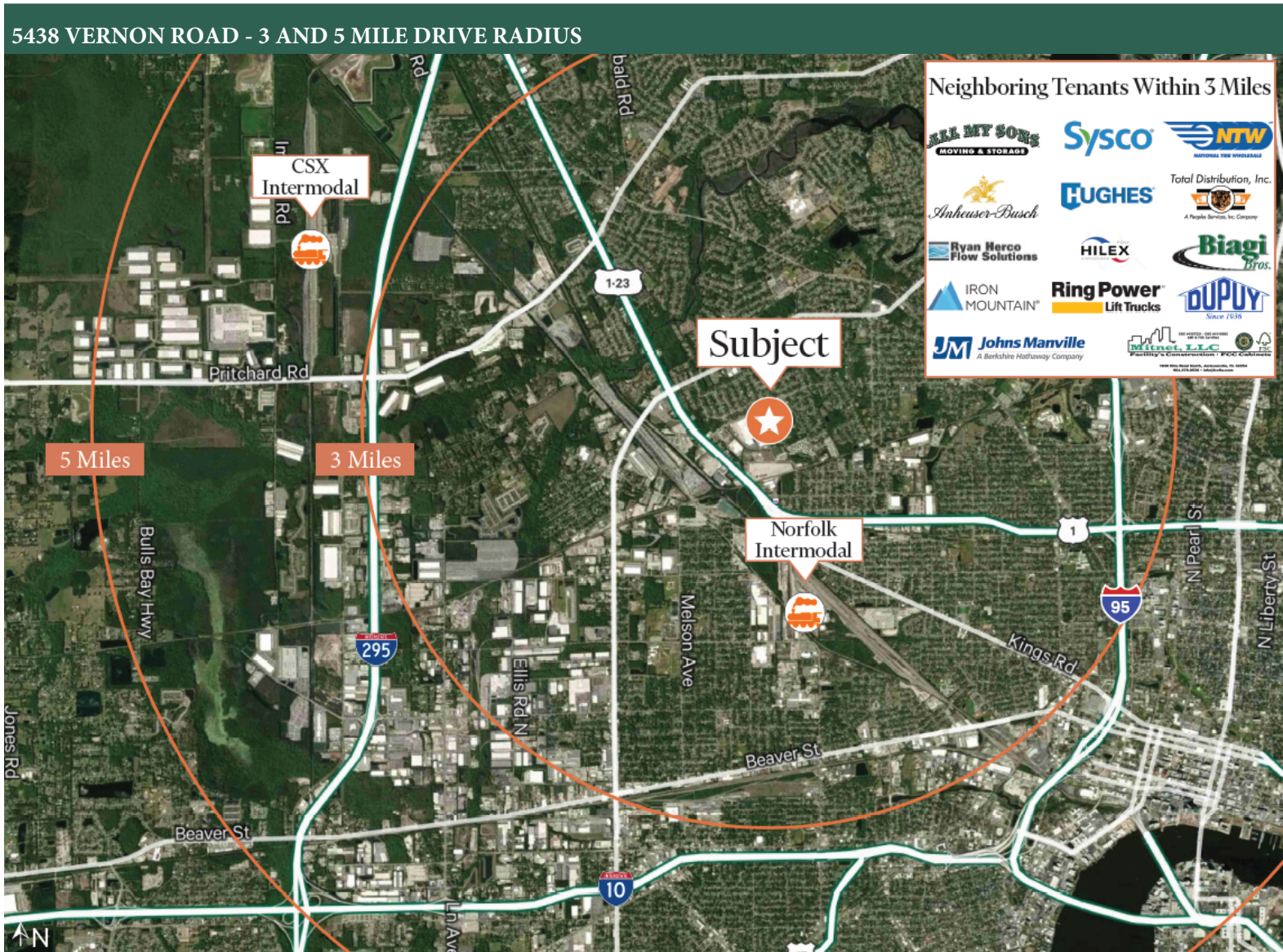
Existing condition - masonry warehouse



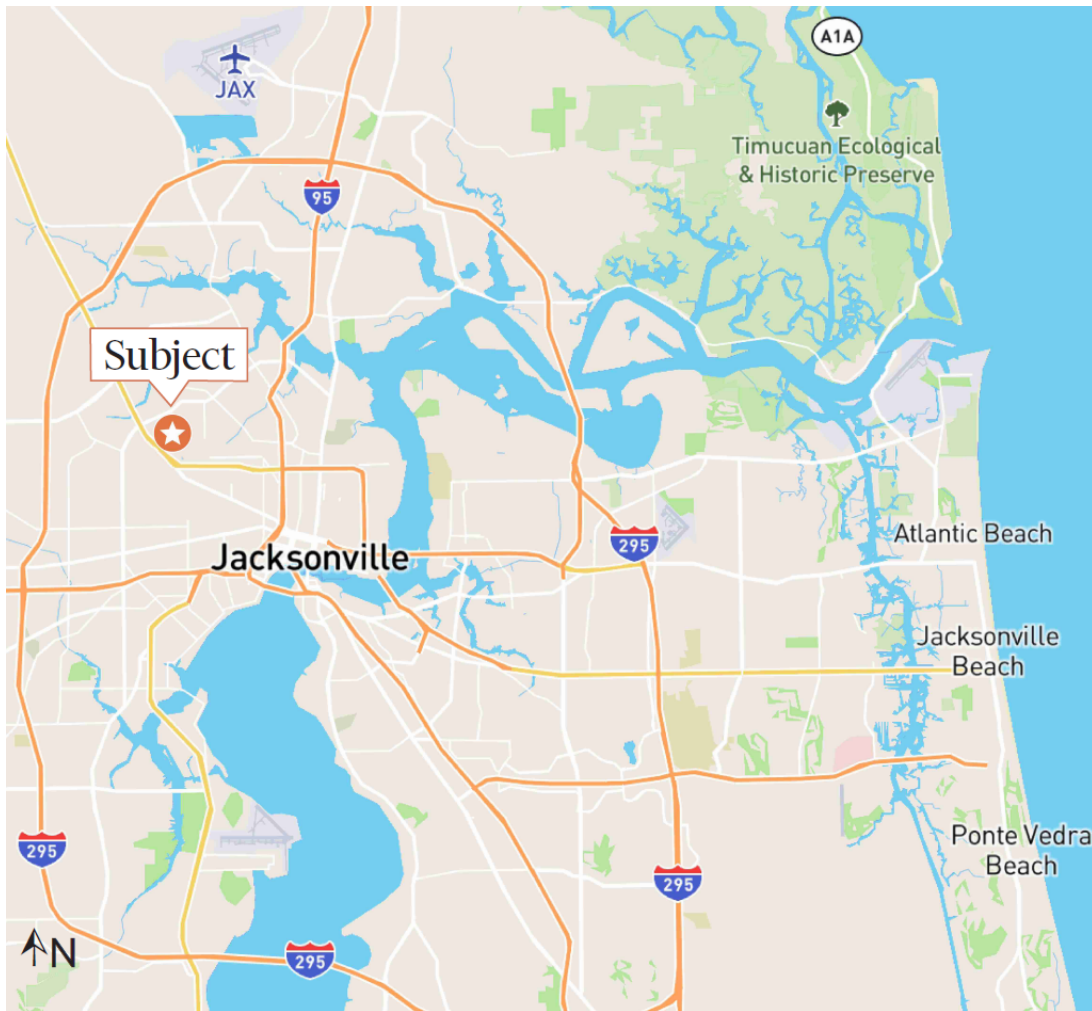
Existing condition - dock & grade-level loading

Property Location

Westside Jacksonville



5438 Vernon Road, Jacksonville, FL 32209



Location Highlights

- Westside Jacksonville industrial submarket
- Direct access via Pritchard Road corridor
- Minutes to I-295, I-95 and I-10
- Established distribution & manufacturing node

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