

FOR LEASE

# BAYCENTER COMMERCE PARK

8030, 8032 & 8036 PHILIPS HIGHWAY  
JACKSONVILLE, FLORIDA 32256



## PROPERTY FEATURES

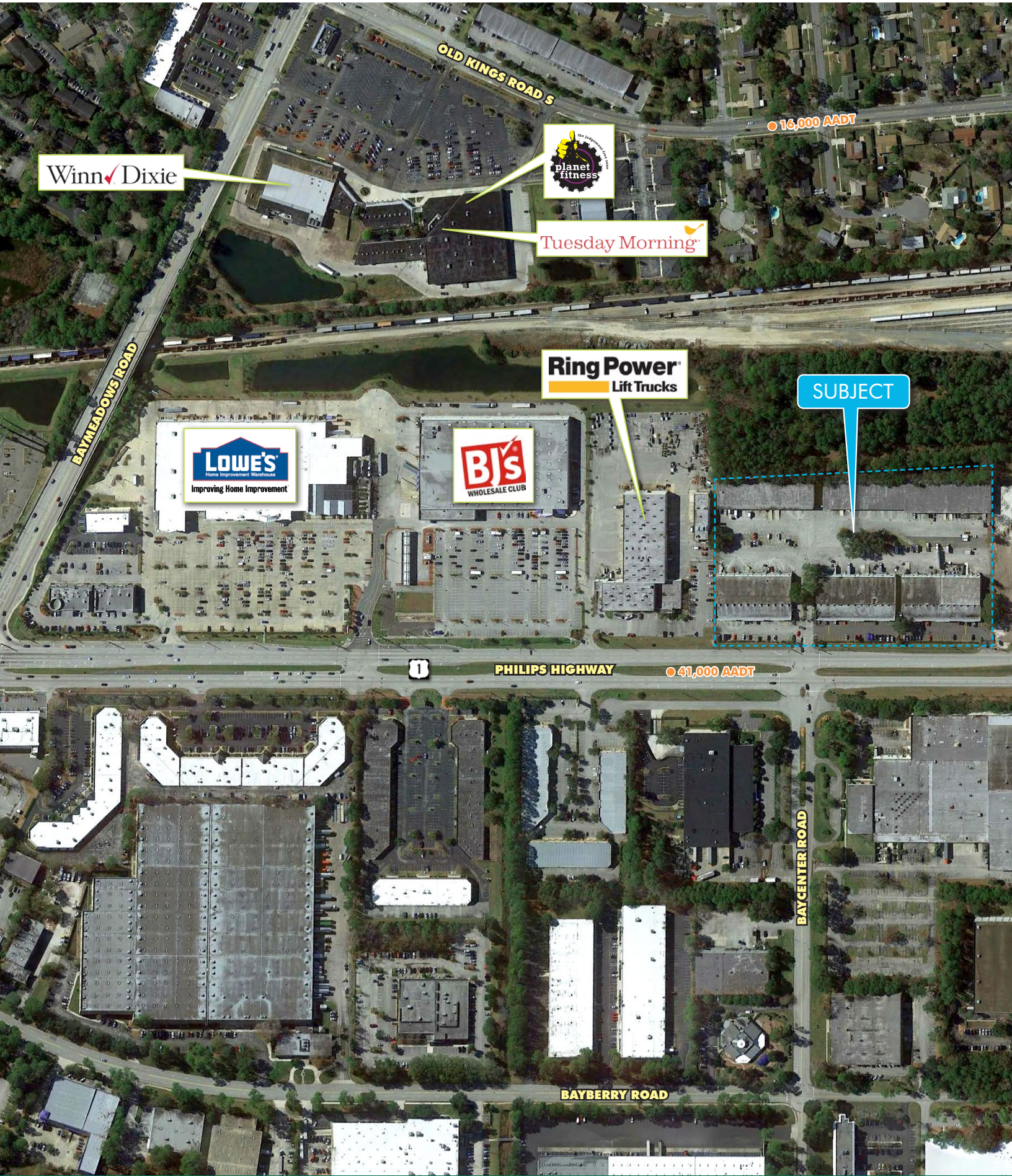
- + 148,500 total square feet
- + Can divide space
- + Office/showroom and warehouse space
- + Located across from Deerwood Center
- + Bay sizes starting at 800 square feet
- + 9' to 18' ceiling heights
- + Dock high loading doors
- + Renovated in 2000
- + Great location and access
- + LEASE RATE: \$4.50 - \$12.00/SF NNN  
\$1.80 CAM



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CBRE, Inc. | 225 Water Street | Suite 110 | Jacksonville, FL 32202

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Winn-Dixie



Tuesday Morning

Ring Power  
Lift Trucks

SUBJECT



PHILIPS HIGHWAY 41,000 AADT

OLD KINGS ROAD S 16,000 AADT

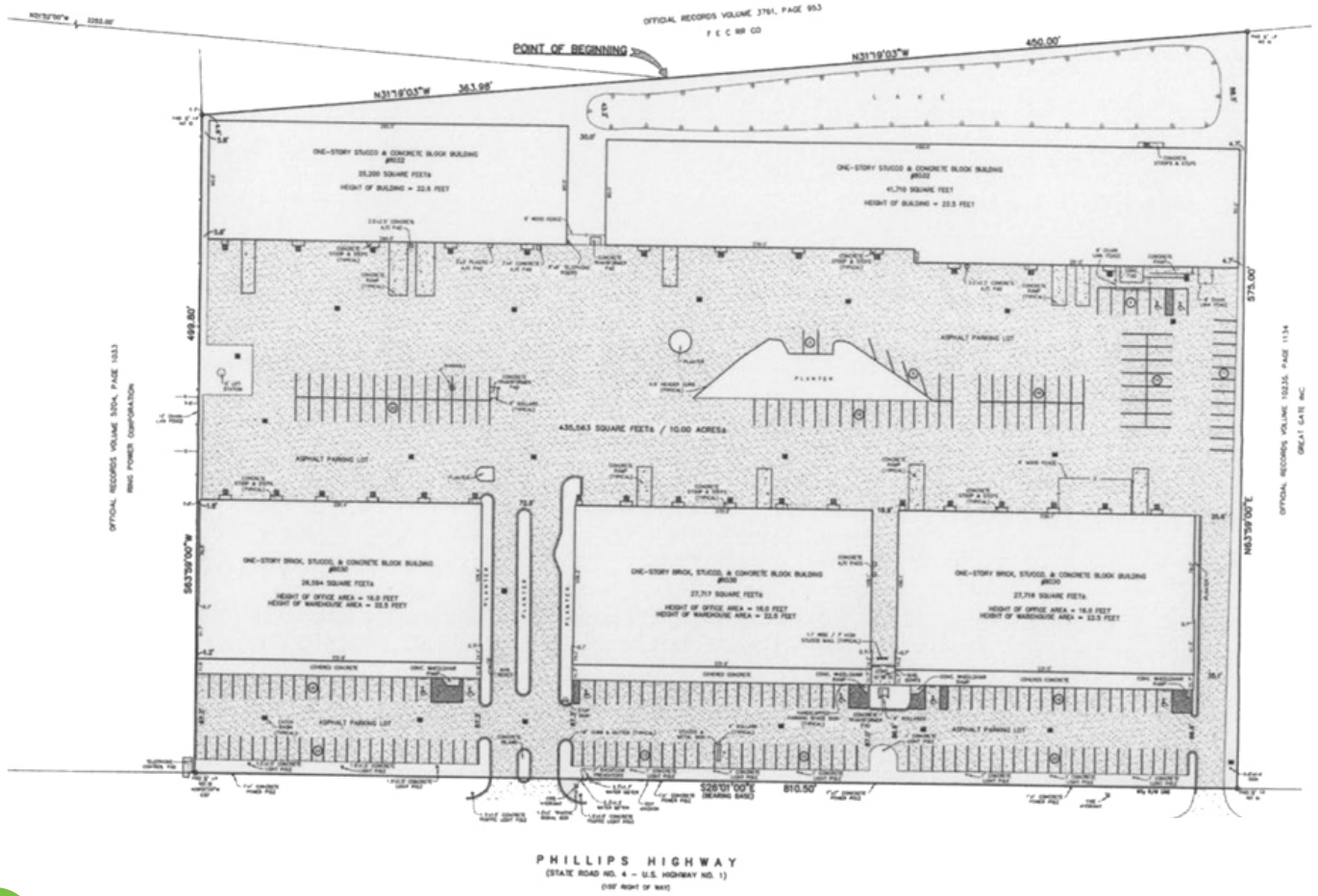
BAYMEADOWS ROAD

BAYCENTER ROAD

BAYBERRY ROAD

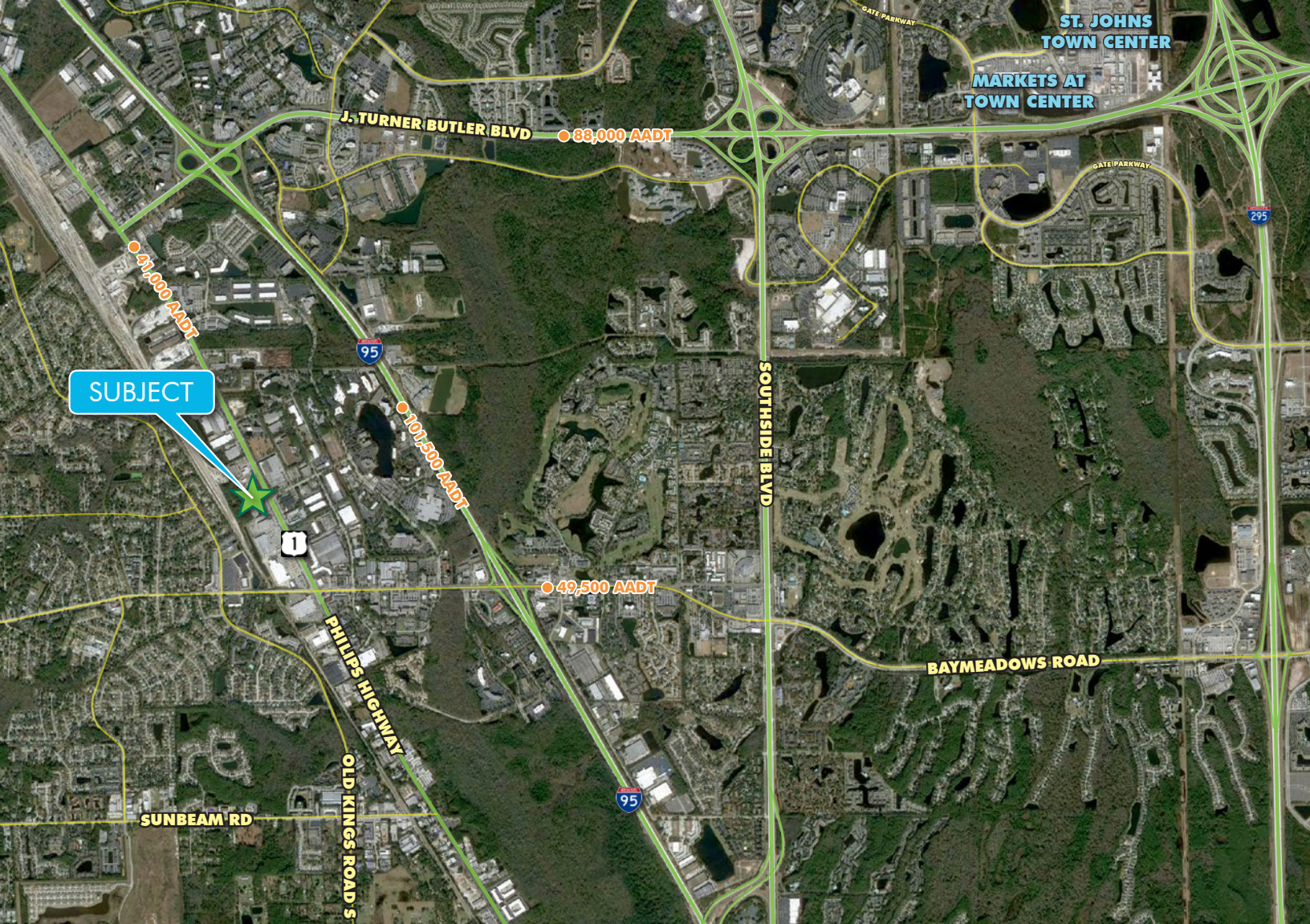


# SITE PLAN



# PROPERTY PHOTOS





2015 Estimated Demographics	1 mile	3 miles	5 miles
Population	5,394	69,921	165,842
Average Age	39.4	38.6	38.9
Average Household Income	\$61,434	\$61,598	\$65,806
Average Home Value	\$182,273	\$211,982	\$218,625



## CONTACT US

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