

6380 Philips Highway - Standalon..

6380 Philips Highway, Jacksonville, FL 32216

OFFICE FOR LEASE

LISTING ID: 4043875

Status: Active

Prepared By: Linda Daniels

Created On: August 19, 2024



Offering Summary

SF/Month	\$1.25 - \$2.50
SF/Year	\$15.00 - \$30.00
Available	14,750 SF
CAM	-
Parcel No.	152888-0010
Building Size	22,333 SF
Land Size	2.03 Ac
Tenancy Type	Single-Tenant

Property Type

Office

Property Description

Comming Soon - Office Space Available For Lease

- Builtout office ready for occupancy and available in approximately 3 months
- Existing user is a general contractor
- Space designed for a contractor
- 13,158 square feet available
- Occupancy rated at 145
- Renovated 2016
- Building addition 2017
- Class B space
- Zoned: Industrial Light
- Butler-Baymeadows Submarket

Area Description

Existing office located within the Butler/Baymeadows Jacksonville MSA Submarket near Bowendale Road within 5 minutes from Interstate 95. Zoning is Industrial Light and the current use is Office.

Linda Daniels

Founding Principal
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Brought to you by

Linda Daniels
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Space Details

Floor/Suite	Space Available	Min Divisible	Max Contiguous	Lease Rate	Date Available	Sublease												
6380 Philips Highway Building 1 & 2	14,750	-	-	\$1.25 - \$2.50 /sf/m \$15.00 - \$30.00 /sf/yr	-	-												
<p>Space Description: 6380 Philips Highway building features buildout for a general contractor office that includes 2 conference rooms, 3 restrooms, lunch/breakroom, office suites rated at 145 occupancy. The property's buildout offers potential uses beyond a contractor's office such as medical, reseach & development, engineering office, architecte office, CPA, or any other type of office use. Located in the Butler/Baymeadows Submarket, 10 minute</p> <table><tr><td>Lease Type NNN Lease</td><td>Warehouse % -</td><td>Heating Central HVAC</td></tr><tr><td>Lease Terms -</td><td>Broadband Yes</td><td>Power -</td></tr><tr><td>CAM -</td><td>Sprinklers -</td><td>Dock Doors -</td></tr><tr><td>Load Factor -</td><td>Clear Height -</td><td>Grade Doors -</td></tr></table>							Lease Type NNN Lease	Warehouse % -	Heating Central HVAC	Lease Terms -	Broadband Yes	Power -	CAM -	Sprinklers -	Dock Doors -	Load Factor -	Clear Height -	Grade Doors -
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