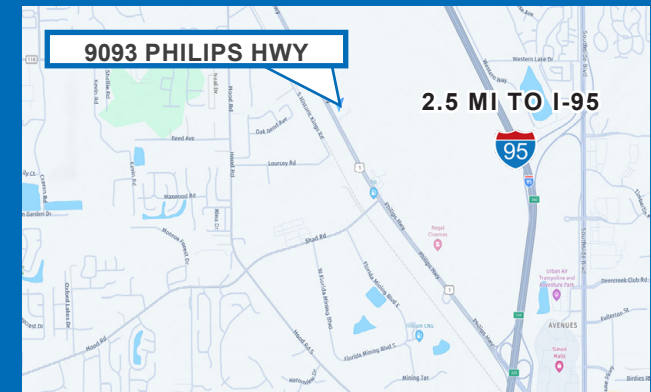


±13,405 SF AVAILABLE FOR LEASE

9093 Philips Highway, Jacksonville, FL 32256



- Signage on highly traveled Philips Highway (AADT :35,500)
- Easy entrance and access to the highway
- Ample parking
- Zoned IL
- 20' - 23' clear height
- Power is 3 Phase, 1200 AMP Service
- Outdoor storage available
- (3) 14' x 14' drive in doors & (1) 12' x 12' dock high door
- Approx 3,500 SF of office/showroom



**LOCAL
MARKET
EXPERT**

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NEWMARK
PHOENIX REALTY GROUP

Newmark Phoenix Realty Group, Inc.
10739 Deerwood Park Blvd. #310
Jacksonville, FL 32256

AVAILABLE SPACE

9093 Philips Highway Jacksonville, FL 32256



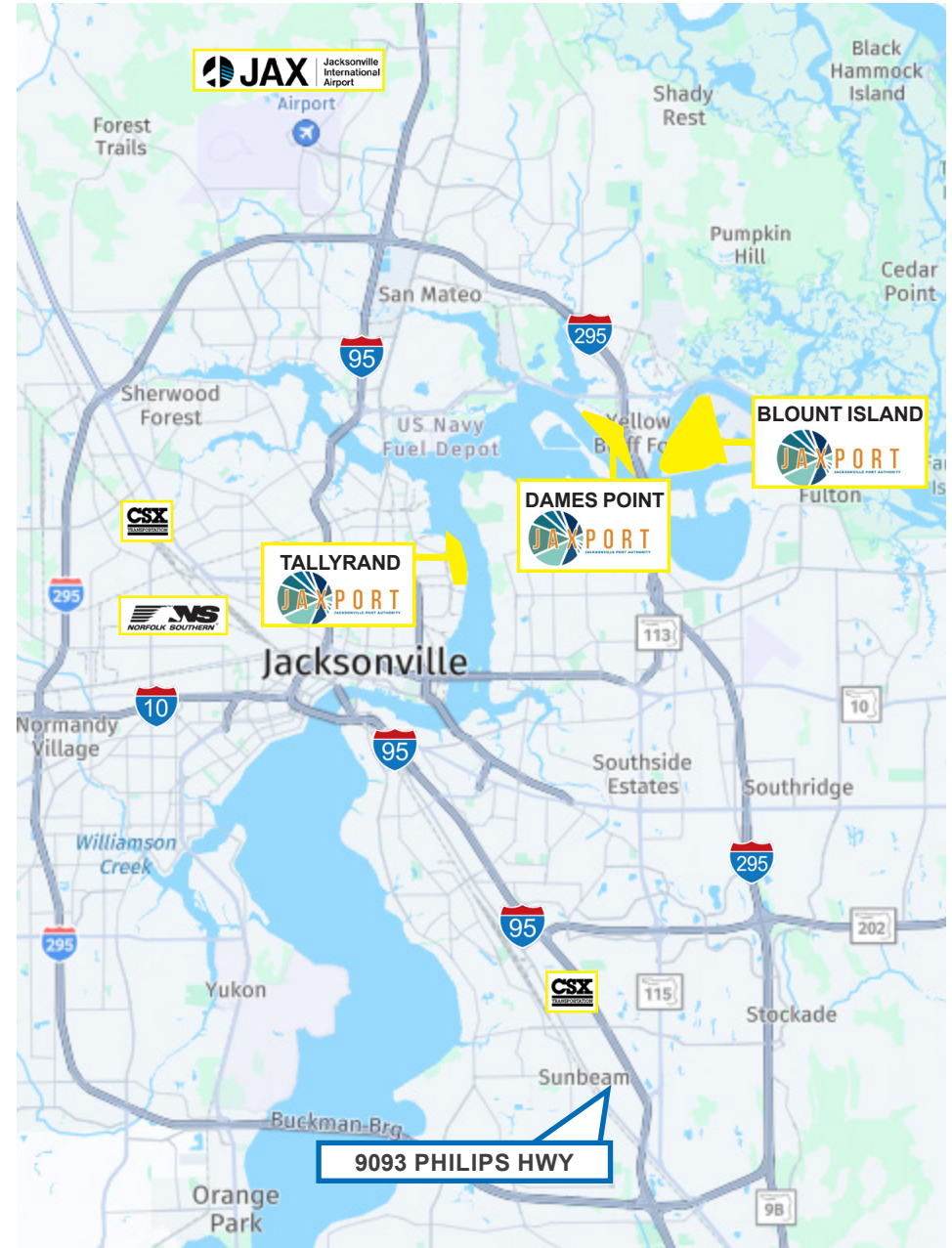
INTERIOR PHOTOS

9093 Philips Highway Jacksonville, FL 32256



CONVENIENT LOCATION

9093 Philips Highway Jacksonville, FL 32256



PROPERTY LOCATION

9093 Philips Highway Jacksonville, FL 32256

Located within Jacksonville’s highly desirable Southside industrial/flex submarket with showroom frontage, 9093 Philips Highway offers exceptional connectivity to the region’s major transportation corridors, providing convenient access throughout Northeast Florida via J. Turner Butler Boulevard (SR-202), I-95, I-295, Southside Boulevard, Jacksonville International Airport, and Downtown Jacksonville.

Point of Interest	Time	Miles
 I-95	6 min	2.3
 I-295	7 min	4.3
 Jax International Airport	32 min	29.1
 Downtown Jax	16 min	13.6

- ✓ *Premier Southside Jacksonville industrial location along the Philips Highway corridor*
- ✓ *Immediate access to I-95, I-295, and regional connectivity throughout Northeast Florida*
- ✓ *Access to a deep regional workforce within Jacksonville’s largest population base*



Demographics	1 mile	3 mile	5 mile
2025 Population	2,799	79,445	182,157
2030 Population (Projected)	3,021	84,157	193,236
2025 Avg Household Income	\$104,149	\$98,729	\$103,638
2025 Median Age	36.5	38.3	38.7
2025 Households	1,102	34,625	79,309
Annual Growth 2025-2030	1.6%	1.2%	1.3%