

For Lease

# Industrial

25,050 SF



## Philips Distribution Center - 7662

7662 Philips Highway  
Jacksonville, Florida 32256

### Property Highlights

- 6 dock-high doors
- 1 loading ramp
- 18' clear height
- Wet sprinkler system
- Ample surface parking
- Zoning: IL
- \$2.62/SF CAM 2025 Est.
- Great location on Philips Hwy
- Desirable Southside location with easy access to I-95 and US 1

### Property Description

A 161,200 SF mixed-use project on 12 acres that includes 3 buildings offering retail, showroom and warehouse suites for lease. A desirable Southside location w/excellent visibility and accessibility to Philips Hwy, Interstate 95 and Butler Boulevard.

#### OFFERING SUMMARY

Available SF	25,050 SF
Lease Rate	Negotiable
CAM	\$2.62/sf 2025 Est
Lot Size	11.22 Acres
Building Size	62,000 SF

#### AVAILABLE SPACES

Space	Total Size	Asking Rate
Suite 21-26	25,050 sf	Negotiable

For more information



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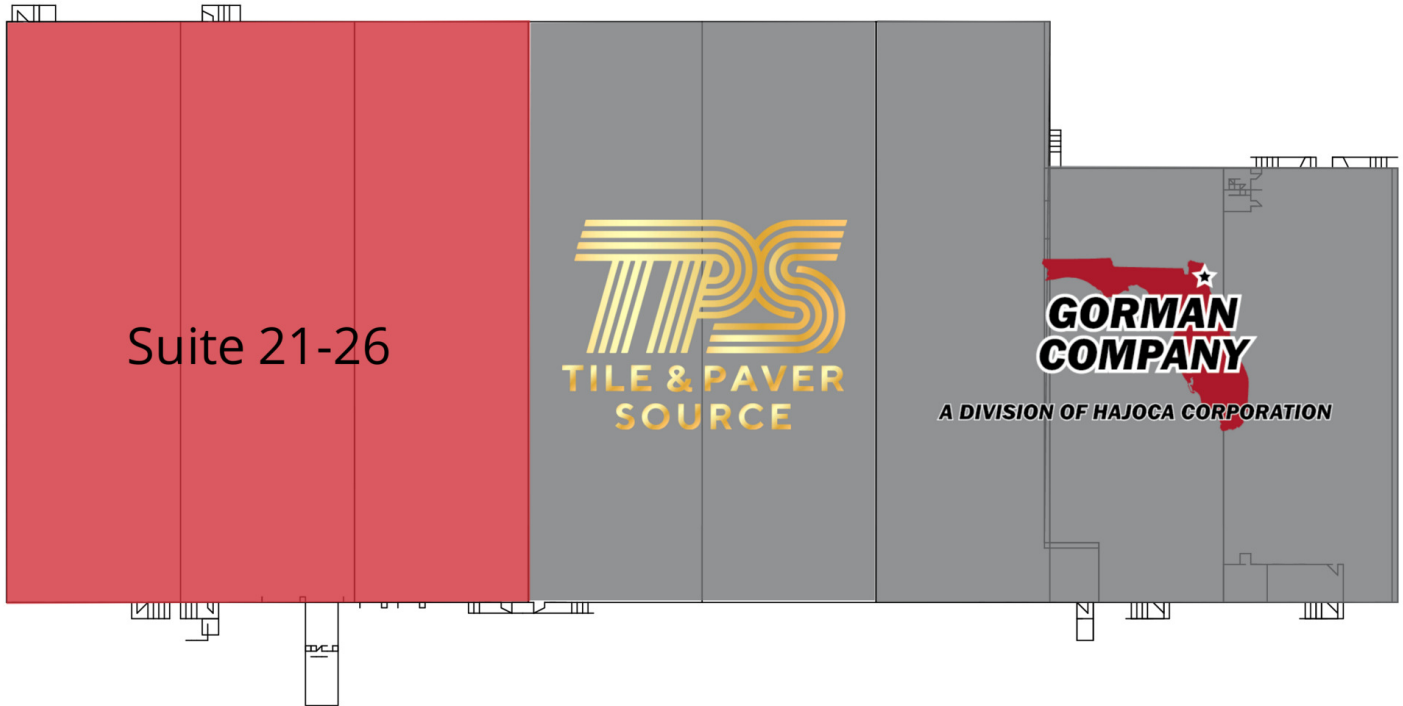
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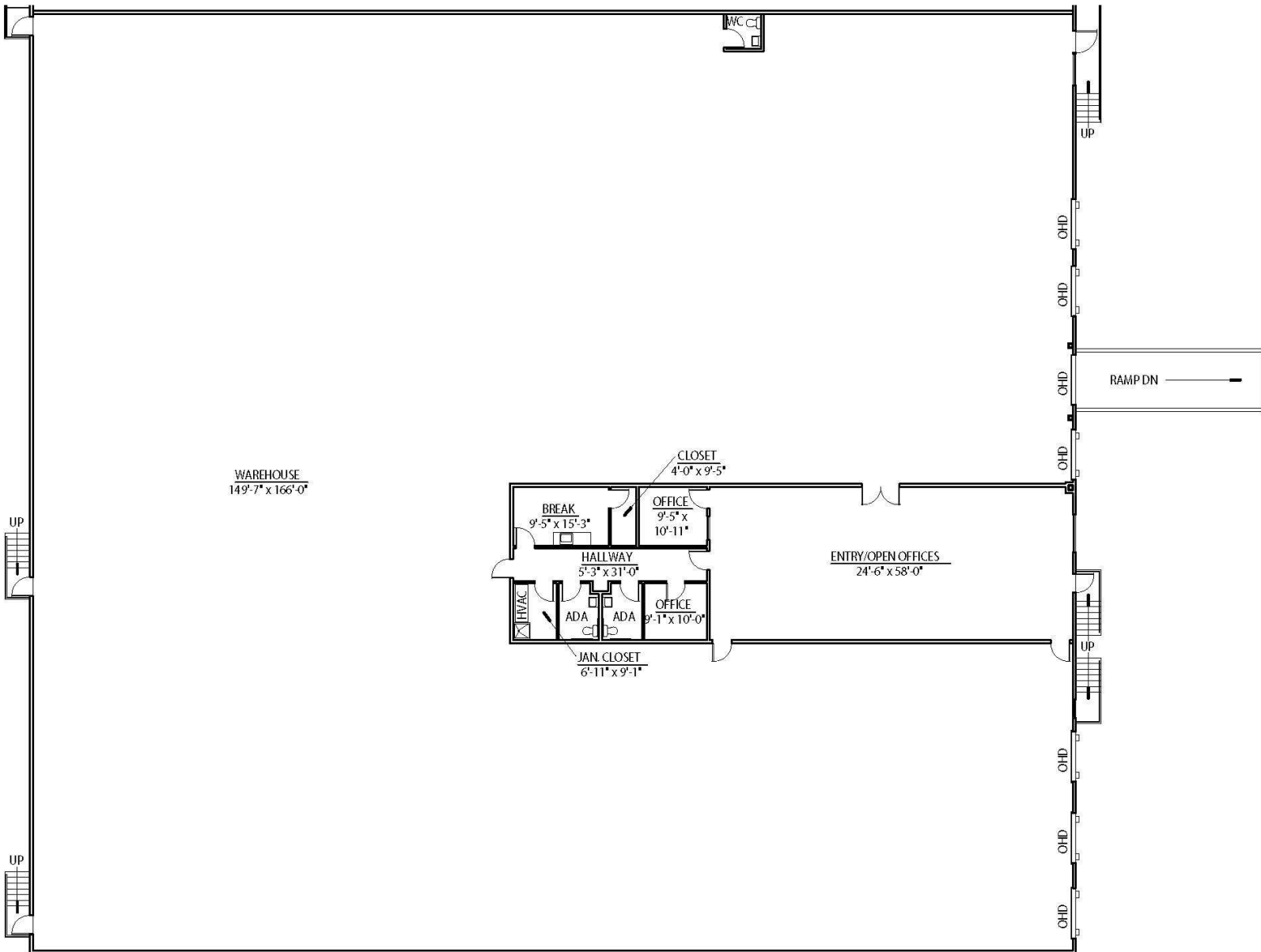
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25,050 SF

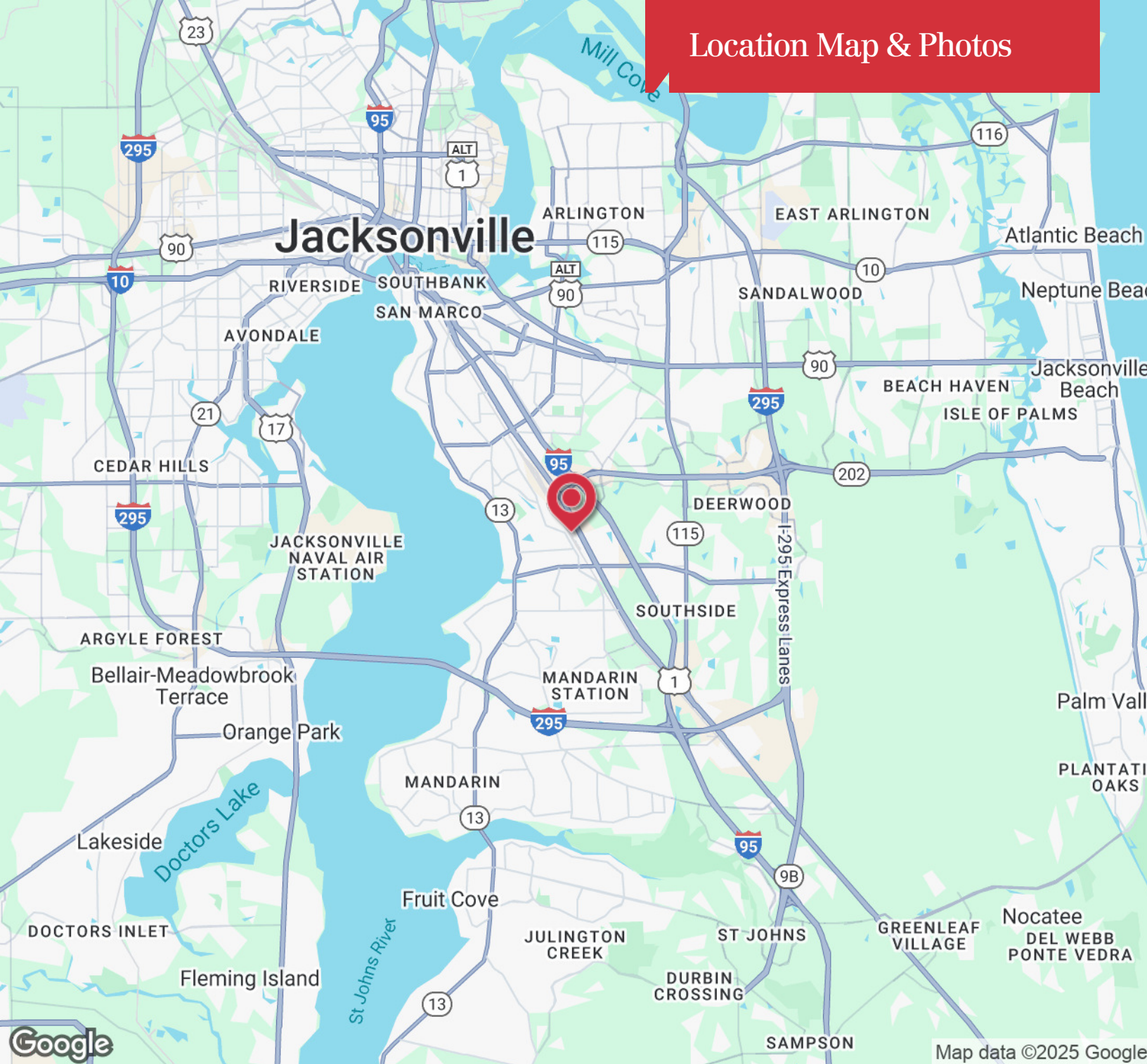




+/- 23,255 sf warehouse; +/- 1,795 sf office; 6 docks; 1 loading ramp



## Location Map & Photos



**NAI**Hallmark

**EASTGROUP**  
PROPERTIES

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