



Colliers

For Lease

7,600± SF Available
0.65 AC of Industrial Outdoor Storage
Base Rent: \$15.50/SF | OpEx: \$3.33/SF

6967 Philips Hwy | Jacksonville, FL 32216

Seda Preston

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Colliers

76 S. Laura St., Ste. 1500

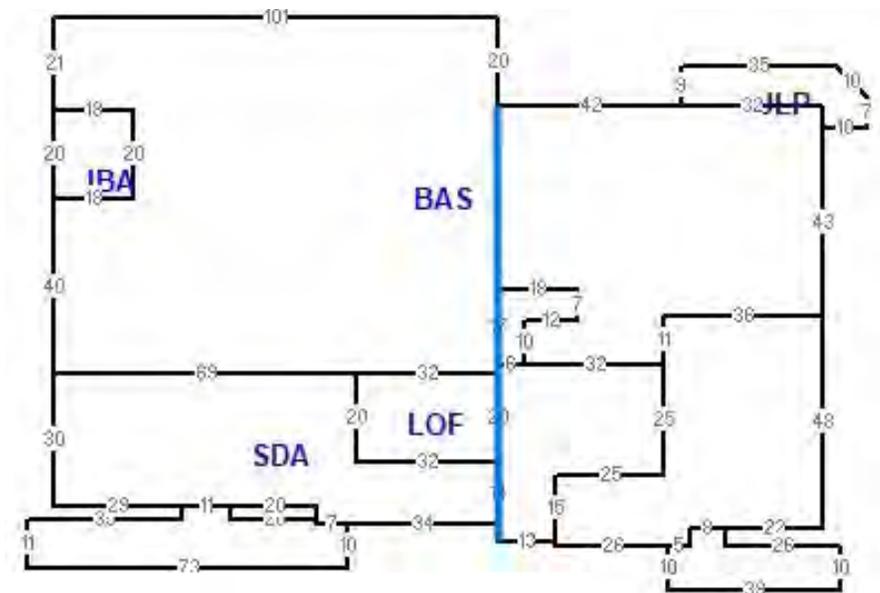
Jacksonville, FL 32202

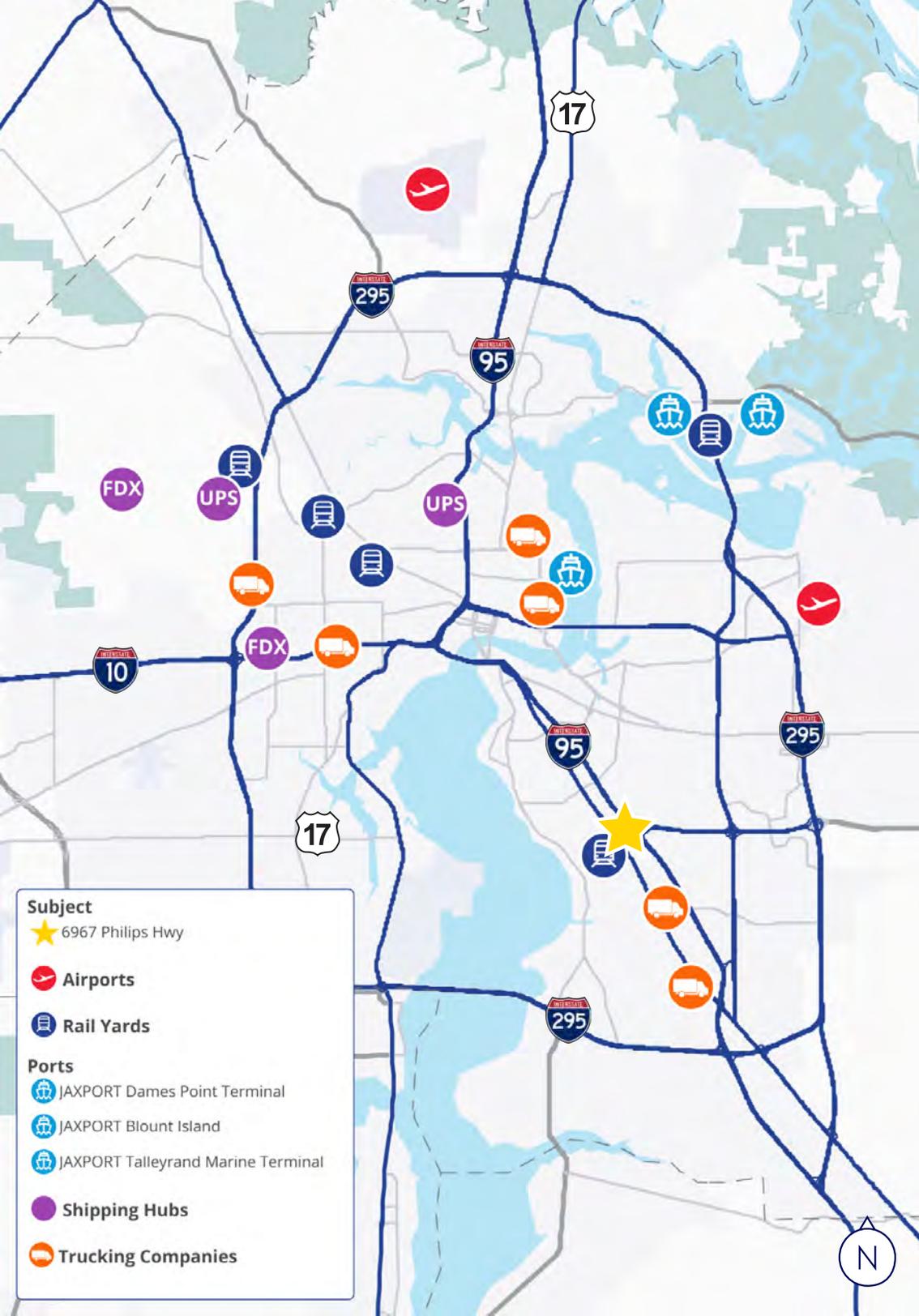
+1 904 358 1206

colliers.com/jacksonville

Property Highlights

Address	6967 Philips Hwy Jacksonville, FL 32216
Submarket	Southside
Total Building SF	7,600
Outdoor Storage	0.65 AC
Warehouse SF	4,688
Office SF	2,912
Building Dimensions	100'd x 76'w
Clear Height (Warehouse)	12'
Load Type	Rear
Dock High Drive In	DH - 1 (exterior dock with ramp) DI - 2
Truck Court	NA
Sprinkler	None
WH Lighting	Fluorescent
Power	200a 3p 4w
Parking	8 - 10
Zoning Use	CCG-2 Commercial
Flood Zone	Zone X
Year Built	1965
Owner	Kitchen USA
Security	Wooden fencing surrounding IOS piece
Improvements	New paving in the parking lot Updated roof as of 2024 1 bathroom with shower





Subject
 ★ 6967 Philips Hwy

Airports
 ✈️

Rail Yards
 🚂

Ports
 🚢 JAXPORT Dames Point Terminal
 🚢 JAXPORT Blount Island
 🚢 JAXPORT Talleyrand Marine Terminal

Shipping Hubs
 📦

Trucking Companies
 🚛

Location Overview

🛡️	Interstate 95	0.6 miles
	Interstate 295	5.5 miles
	Interstate 10	8.8 miles
🚛	FEC Intermodal Facility	0.6 miles
	CSX Intermodal Facility	19.2 miles
	Norfolk Southern Intermodal Facility	20.5 miles
✈️	Jacksonville Int'l Airport	23.0 miles
	JAXPORT Talleyrand	10.7 miles
	JAXPORT Dames Point	18.5 miles
🚢	JAXPORT Blount Island	19.6 miles
	Port of Savannah	150 miles
	Port of Tampa	207 miles
	Port of Charleston	248 miles

Business Friendly Environment

- Abundant regional labor pool with more than 3,000 exiting military members annually
- Total workforce of 872,000+
- Pro-growth local government
- Located in FTZ #64
- No state or local personal income tax
- No inventory tax



Trade Area



*Bowendale
Distribution
Center*

*Baycenter
Commerce Park*
TOYOTA
Southeast Toyota Distributors, LLC

*Sunbeam
Industrial
Park*

CHAMPION
BRANDS

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