

# Interstate South Commerce Center

9440-9456 Phillips Highway, Jacksonville, Florida 32256



## Property Features:

- Location; Serves Southern Duval/Northern St. Johns Counties
- Signage on Phillips Highway
- Dock and Grade Loading
- Roving Security
- Sprinklers
- Philips Hwy Traffic Count: 38,000 (FDOT2024)



## Ownership:



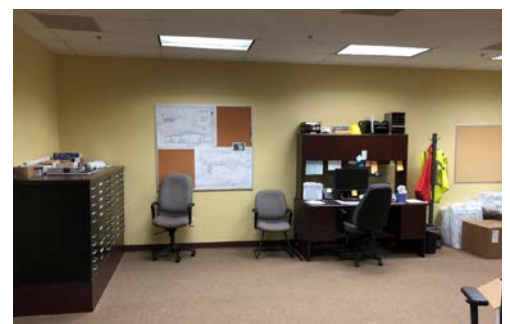


# Interstate South Commerce Center



## Property Details

Address:	9440 - 9456 Phillips Highway, Jacksonville, FL 32256
Total Size (SF):	260,272 SF   6 Buildings
Available Size:	14,010 SF
Year Built:	1986 - 1989
Parking:	3 / 1,000
Land Size:	25.03 Acres
Parcel ID #:	159633-0100   Duval County
Zoning:	IL
Power:	Varies
Loading Docks:	Dock / Grade
Ceiling Height:	18.5' - 20'
Column Spacing:	40' x 40'
Construction:	Masonry and Brick
Truck Courts:	90' - 100'
Sprinklers:	Dry Fire Protection System
Lighting:	High Pressure Sodium and T-5 Lighting

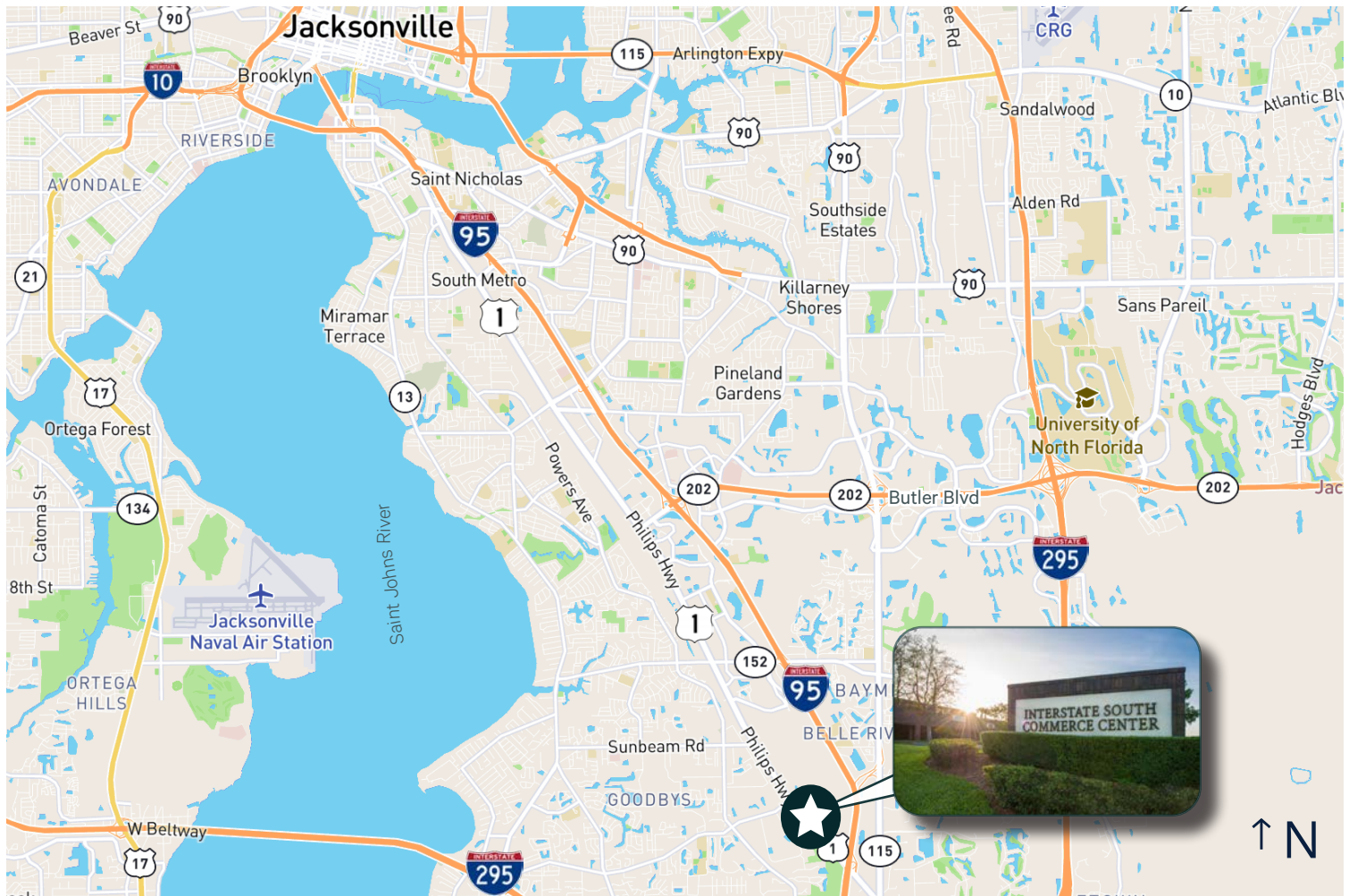




For Lease







## Demographics

	1 Miles	3 Miles	5 Miles
2023 Population	1,723	76,638	181,042
2028 Population (Projected)	1,751	77,868	189,093
2023 Median Age	38	38	39
2023 Households	679	33,288	79,098
2023 Average Household Income	\$130,227	\$103,895	\$111,704
2028 Households (Projected)	702	34,333	84,153

## Contact Us:

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