

## Philips Distribution Center - 7660

7660 Philips Highway
Jacksonville, Florida 32256

## **Property Highlights**

- · 20' clear height in warehouse
- · Zoning: IL
- Wet sprinkler system
- · Ample surface parking
- CAM: \$3.87/sf 2024 estimate
- Desirable Southside location with easy access to I-95 and US 1

OFFERING SUMMARY			
Available SF	4,880 SF		
Lease Rate	\$14.00 SF/yr (NNN)		
Lot Size	8.9 Acres		
<b>Building Size</b>	63,000 SF		

AVAILABLE SPACES			
Space	Lease	Rate	Size (SF)
Suite 2-3	\$14.00	SF/yr	4,880

## **Property Description**

A 161,200 SF mixed-use project situated on approximately twelve acres that includes three buildings offering retail, showroom and warehousing suites for lease. This property has a desirable Southside location with excellent visibility and accessibility to Philips Highway and easy access to Interstate 95 and Butler Boulevard.

## For more information



Jason J. Purdy
O: 904 404 4462
jp@naihallmark.com



Patrick Thornton
O: 904 404 4454
pt@naihallmark.com

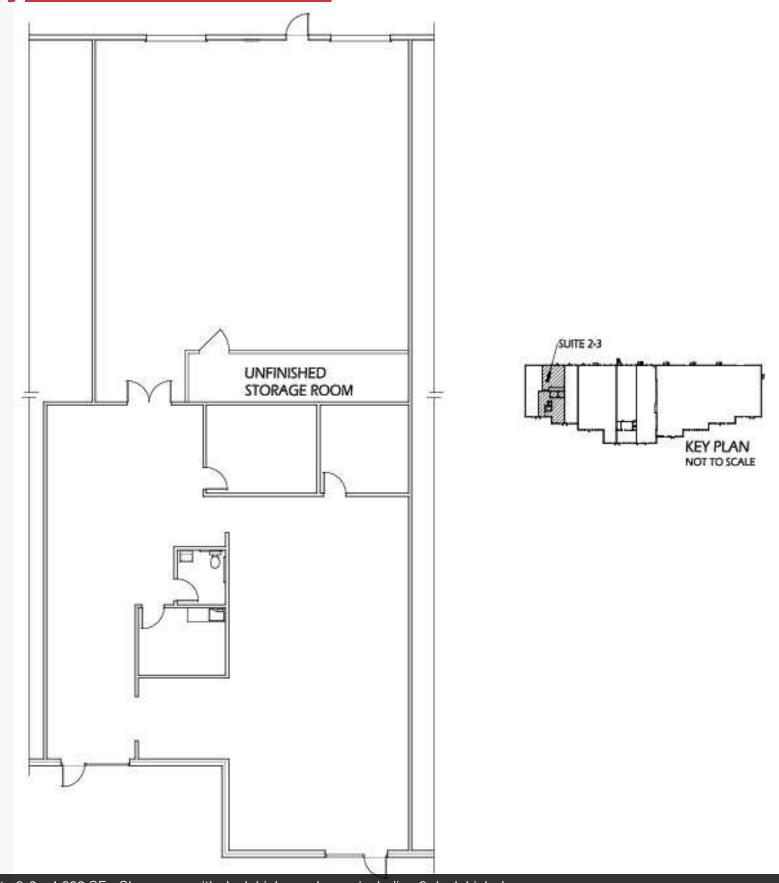


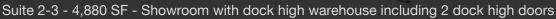
Camden Padgett
0: 904 404 4460
cp@naihallmark.com

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200 Riverside Avenue Jacksonville, FL 32202 904 363 9002 tel www.naihallmark.com



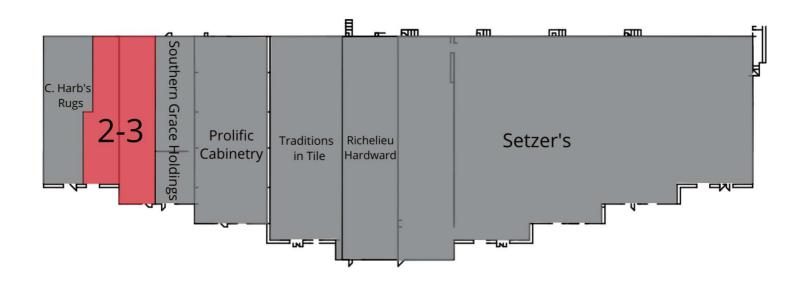






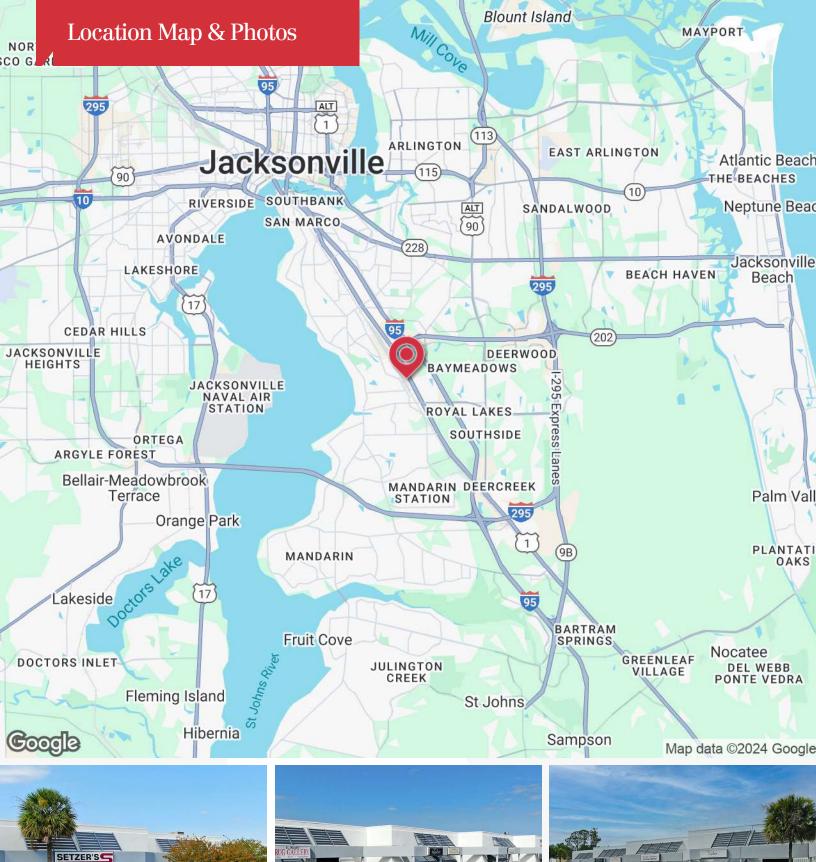






















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