



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

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.

OFFERING SUMMARY

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

AVAILABLE SPACES

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

For more information



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Patrick Thornton

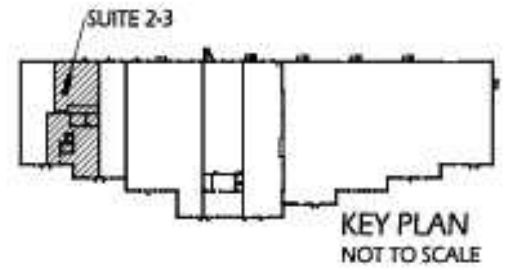
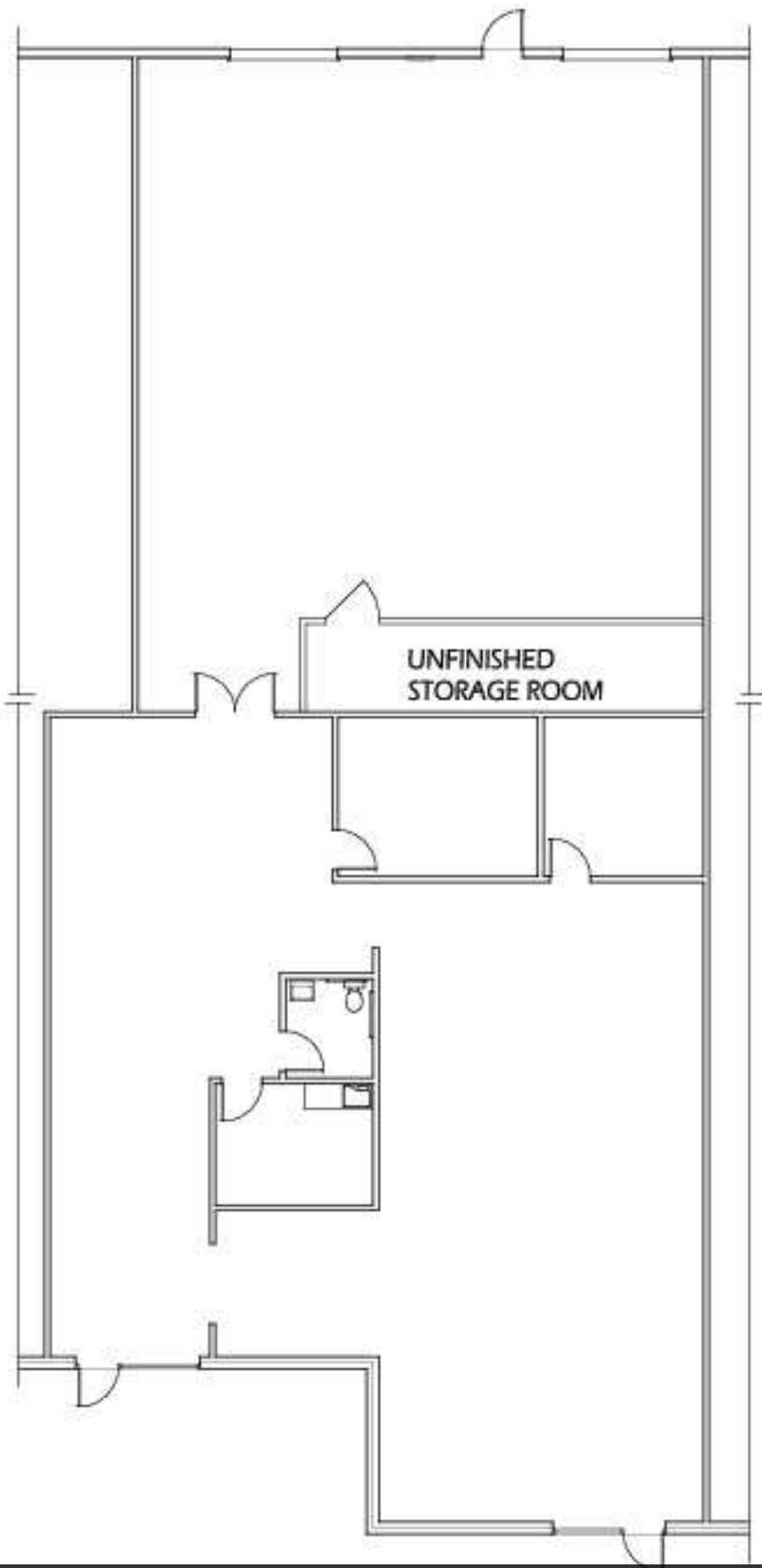
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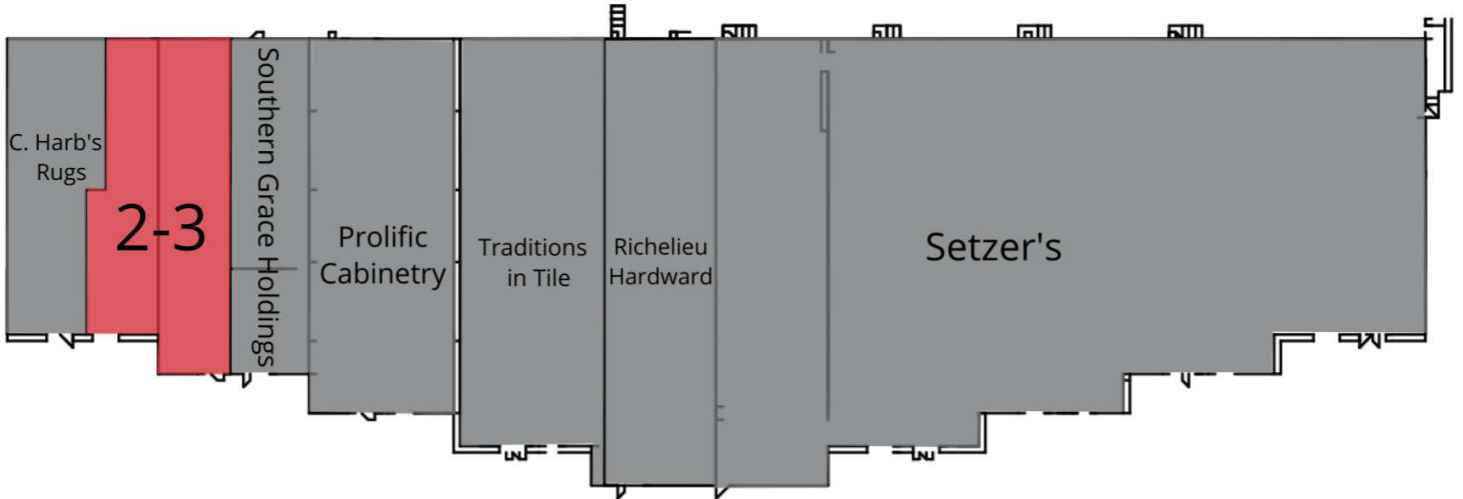
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Unit 2-3 - 4,880 SF



Suite 2-3 - 4,880 SF - Showroom with dock high warehouse including 2 dock high doors

For Lease
Industrial
4,880 SF



Location Map & Photos

