

For Lease | Philips Commercial Park

5,000± SF Flex Space

7111 Davis Creek Road, Jacksonville, FL 32256



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PROPERTY Overview



Light Industrial (IL)



2,500± WAREHOUSE



2,500± OFFICE

Description

The Bumgarner Industrial Team is pleased to present this well maintained flex industrial facility located in the Southside Jacksonville industrial market. Philips Commercial Park is just off of US-1 just south of I-295. The property is strategically located next to I-295 and I-95 for quick interstate access and is a great location for contractors serving the building industry.



7345

Davis Creek Rd

Building Information

Total Building Size: 20,000± SF

Class: B

Tenancy: Multi

Lot Size: 2.59± AC

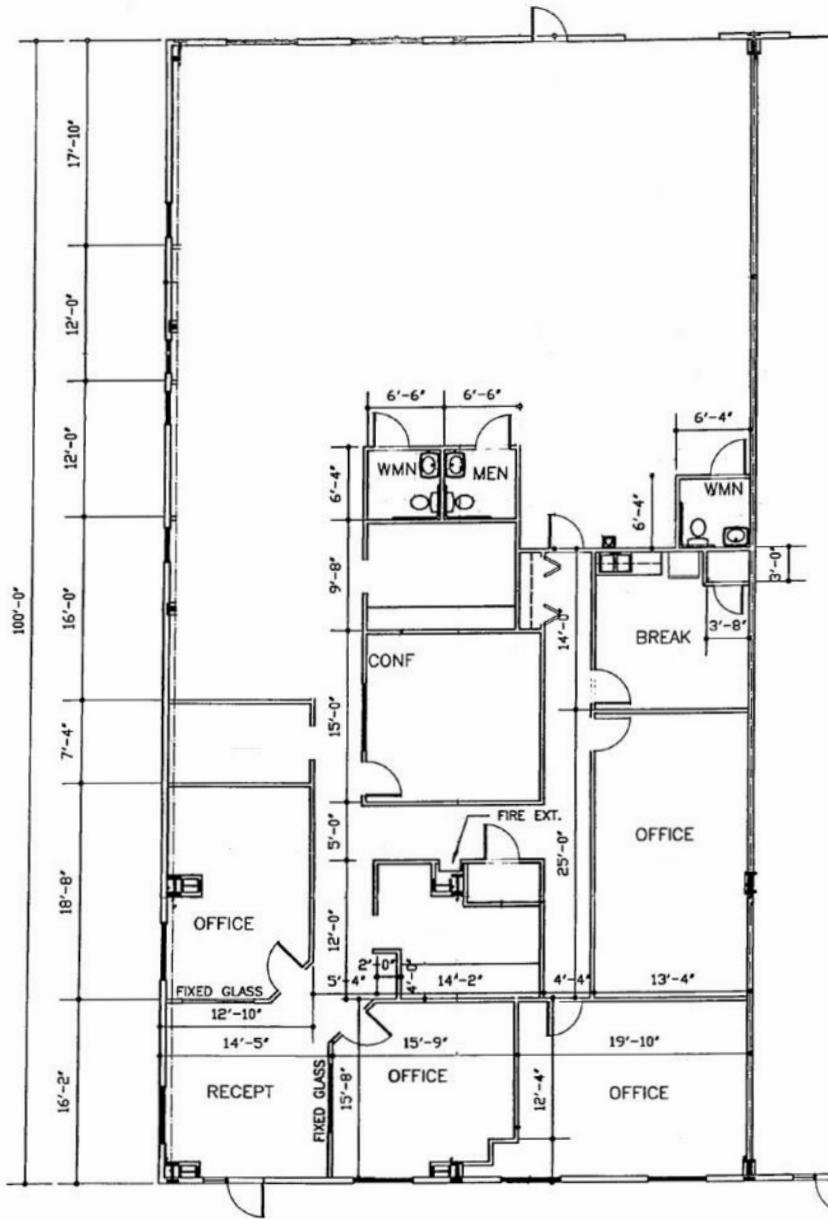
Parcel ID: 168080-8210

Clear Height: 19'

Zoning: Light Industrial (IL)

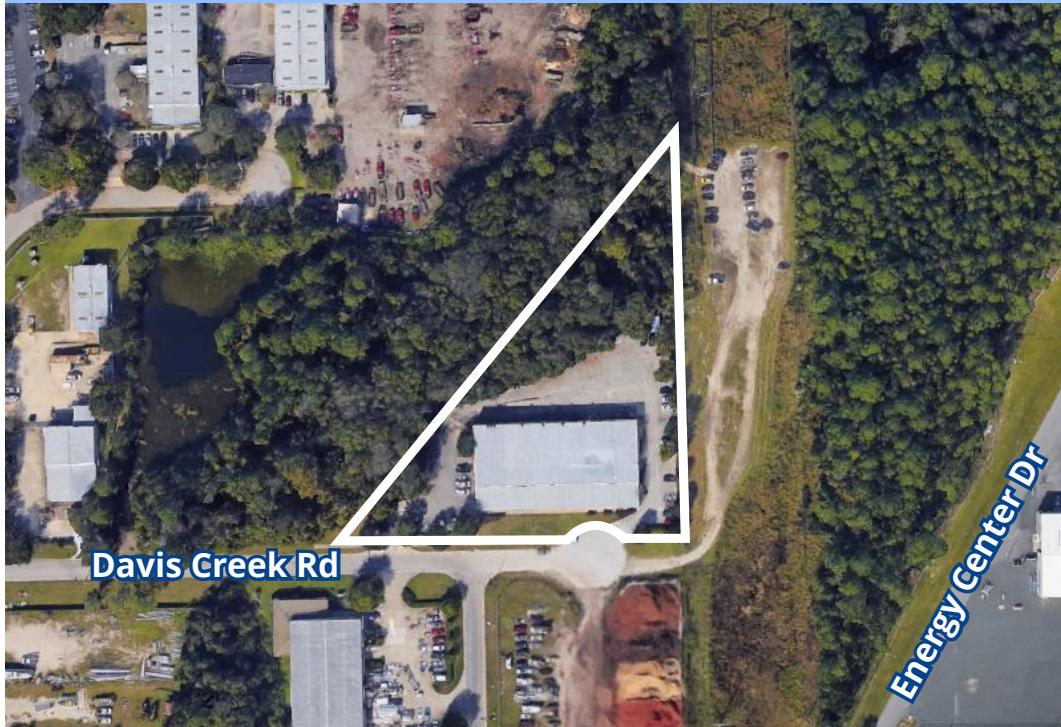
7111 Davis Creek Road

PROPERTY Floor Plan | Suite 1



Property Highlights

- Lease rate: \$12.00 SF NNN
- Suite 1: 5,000± SF
 - Office SF: 2,500 SF
 - Warehouse SF: 2,500 SF
- One (1) grade level door
- Secure parking in the rear
- 3 phase, 240 volt, 400 amp power



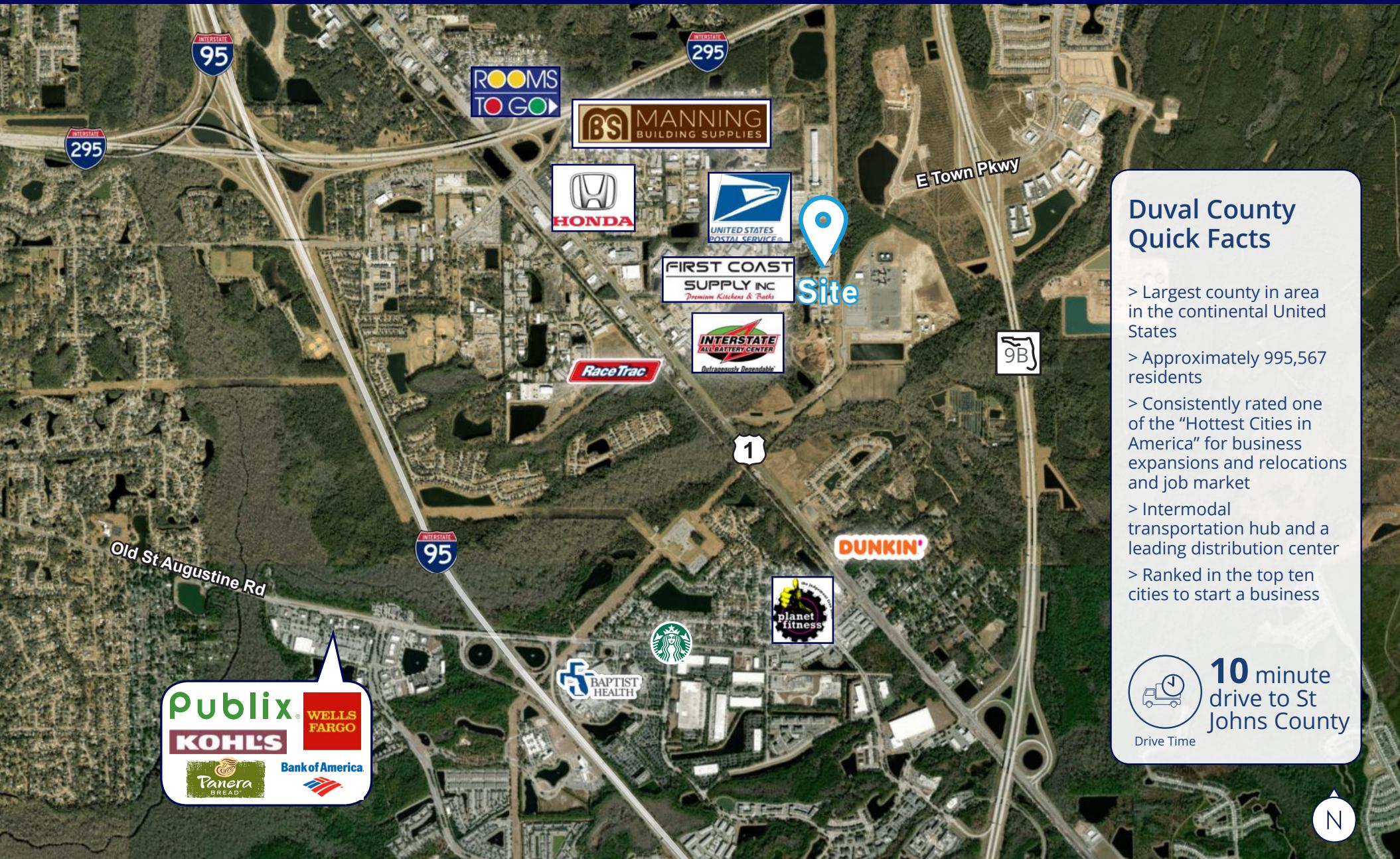
PROPERTY Photo Gallery



PROPERTY Location



Click to view location



Duval County Quick Facts

- > Largest county in area in the continental United States
- > Approximately 995,567 residents
- > Consistently rated one of the "Hottest Cities in America" for business expansions and relocations and job market
- > Intermodal transportation hub and a leading distribution center
- > Ranked in the top ten cities to start a business

 10 minute drive to St Johns County
Drive Time

PROPERTY Distances

I-295 | 1 mile

US-1 | 1 miles

I-95 | 3 miles

I-295 | 3 miles

JAXPORT Talleyrand Terminal | 18 miles

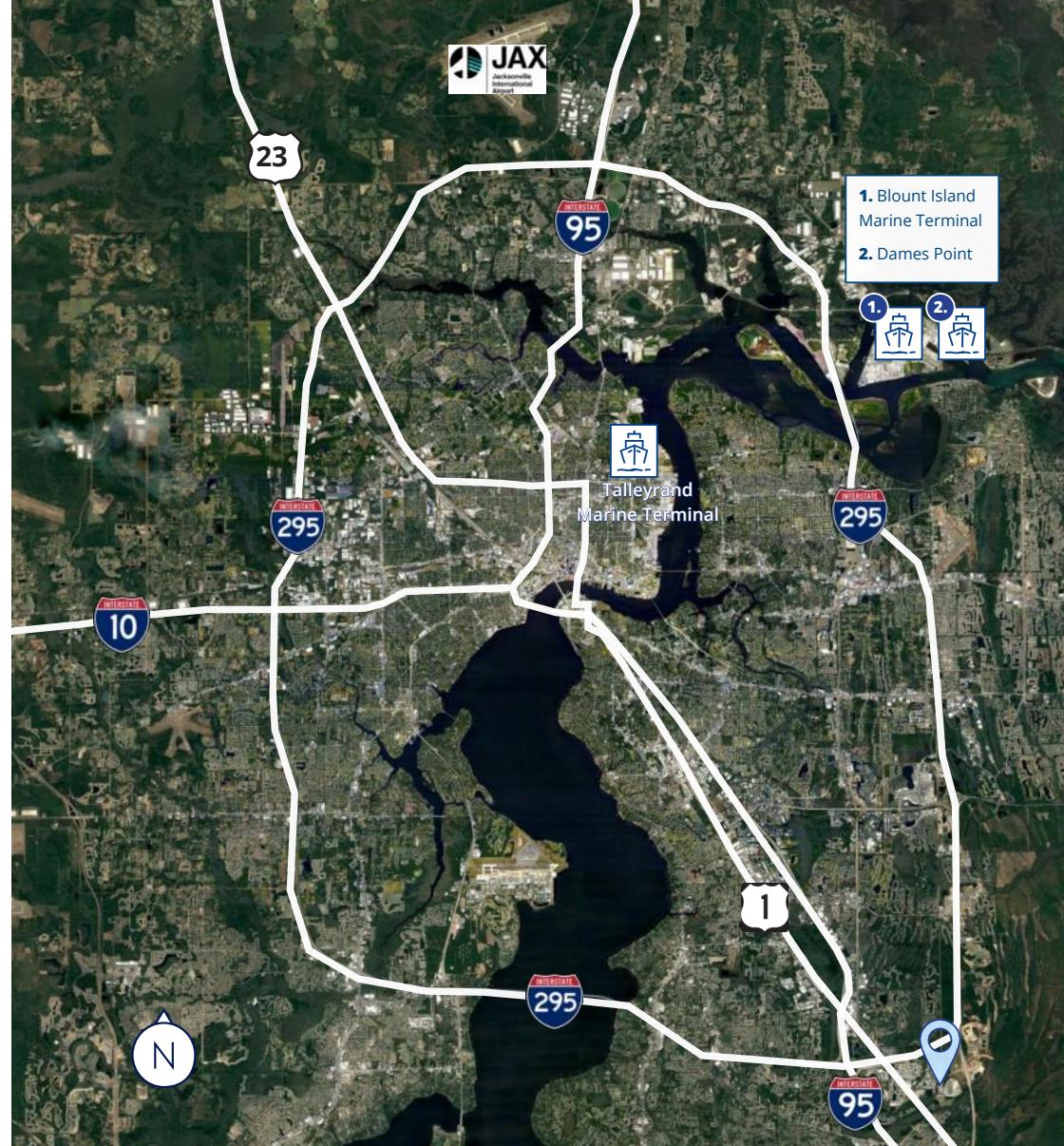
JAXPORT Dames Point Terminal | 21.4 miles

JAXPORT Blount Island Terminal | 22.3 miles

Orlando | 127 miles

Miami | 332 miles

Atlanta | 360 miles



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