

IOS / DEVELOPMENT SITE - FOR LEASE



Highlights:

- 200' of frontage on Philips Highway
- On-site office trailer
- Illuminated signage
- Fully Fenced
- City water and sewer
- Additional power for yard
- Well water hook-up for yard

Summary:

In-demand IOS / Development site now available. The property is within close proximity to downtown with quick highway access. The property is located on Philips Hwy., just West of I-95 making the site an ideal, central location. This is a great opportunity for a contractor looking for outdoor storage within close proximity to downtown.

Offering Summary:

Asking Price:	\$8,120/mo (NNN)
Office Size:	2,500 SF
Lot Size:	1.78 AC
Zoning:	IL (Light Industrial)
Taxes:	\$7,549.26/yr

***Also available For Sale**

KYLE@VANCAMPCOMMERCIAL.COM

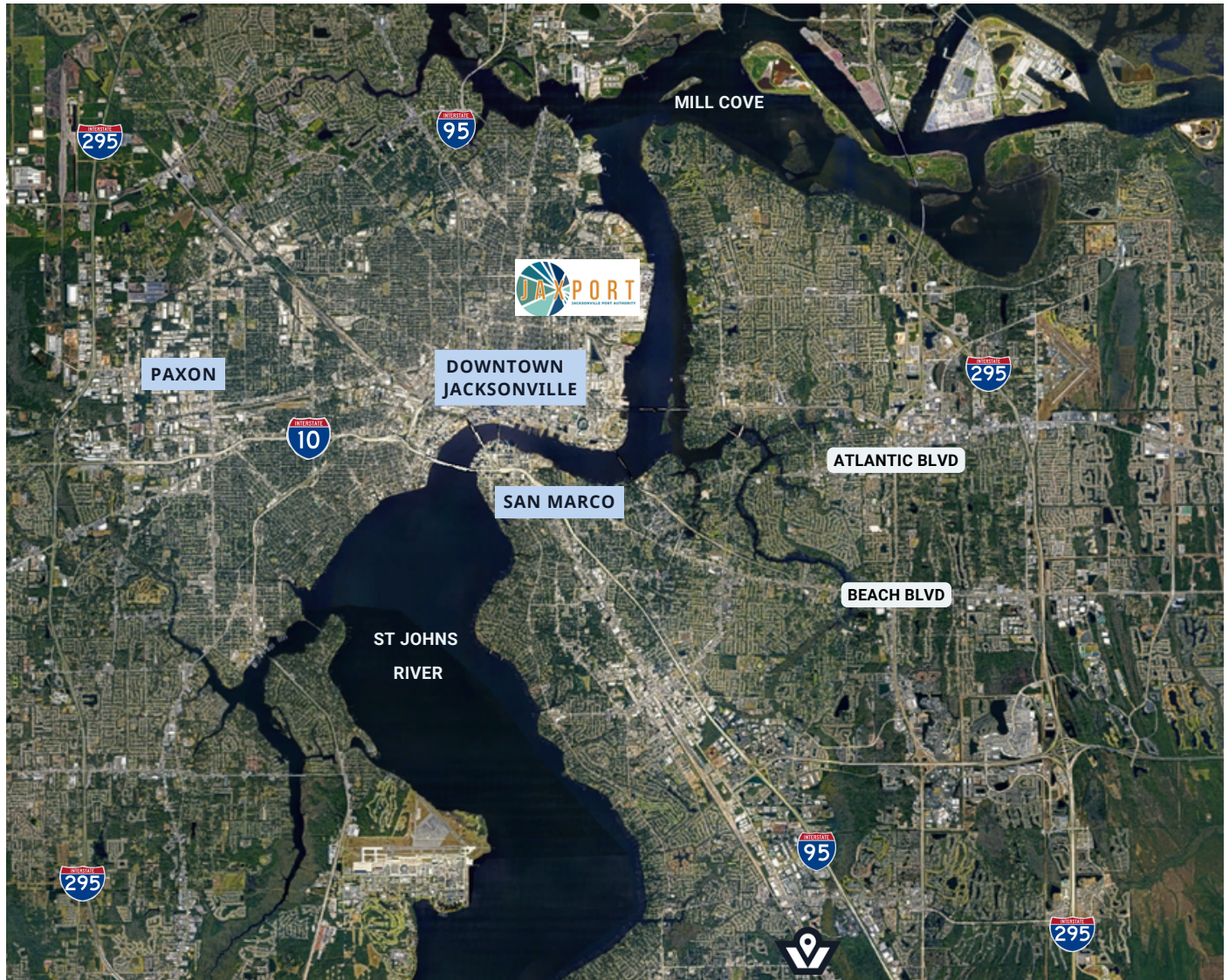
9000 Philips Hwy. Property Photos



KYLE@VANCAMPCOMMERCIAL.COM

THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM RELIABLE OUTSIDE SOURCES; VANCAMP COMMERCIAL PROPERTIES MAKES NO GUARANTEES, WARRANTIES OR REPRESENTATIONS AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE PRESENTATION OF THE SUBJECT PROPERTY IS SUBMITTED SUBJECT TO ERRORS, OMISSION, CHANGES OF PRICE, OR CONDITIONS, PRIOR TO SALE OR LEASE, OR WITHDRAWAL WITHOUT NOTICE..

9000 Philips Hwy. Property Map



Kyle VanCamp
BROKER | OWNER

(904) 604 8189
kyle@vancampcommercial.com

1505 Dennis St., Ste 105
Jacksonville, FL 32204



KYLE@VANCAMPCOMMERCIAL.COM

THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM RELIABLE OUTSIDE SOURCES; VANCAMP COMMERCIAL PROPERTIES MAKES NO GUARANTEES, WARRANTIES OR REPRESENTATIONS AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE PRESENTATION OF THE SUBJECT PROPERTY IS SUBMITTED SUBJECT TO ERRORS, OMISSION, CHANGES OF PRICE, OR CONDITIONS, PRIOR TO SALE OR LEASE, OR WITHDRAWAL WITHOUT NOTICE..