

4820 PHYLLIS STREET

JACKSONVILLE, FL 32254

FOR LEASE
\$7.00/SF



PROPERTY DESCRIPTION

For Lease: 7,000+ Sq Ft Manufacturing Warehouse Near Downtown Jacksonville
Spacious manufacturing warehouse available for lease, just 6 miles from downtown Jacksonville. Offering over 7,000 sq ft of flexible space at \$7.00/SF, plus utilities and sales tax. Ideal for manufacturing or industrial use, and terms are negotiable to fit your needs. Don't miss this opportunity for a prime location close to the city. Contact us today for more details or to schedule a viewing!

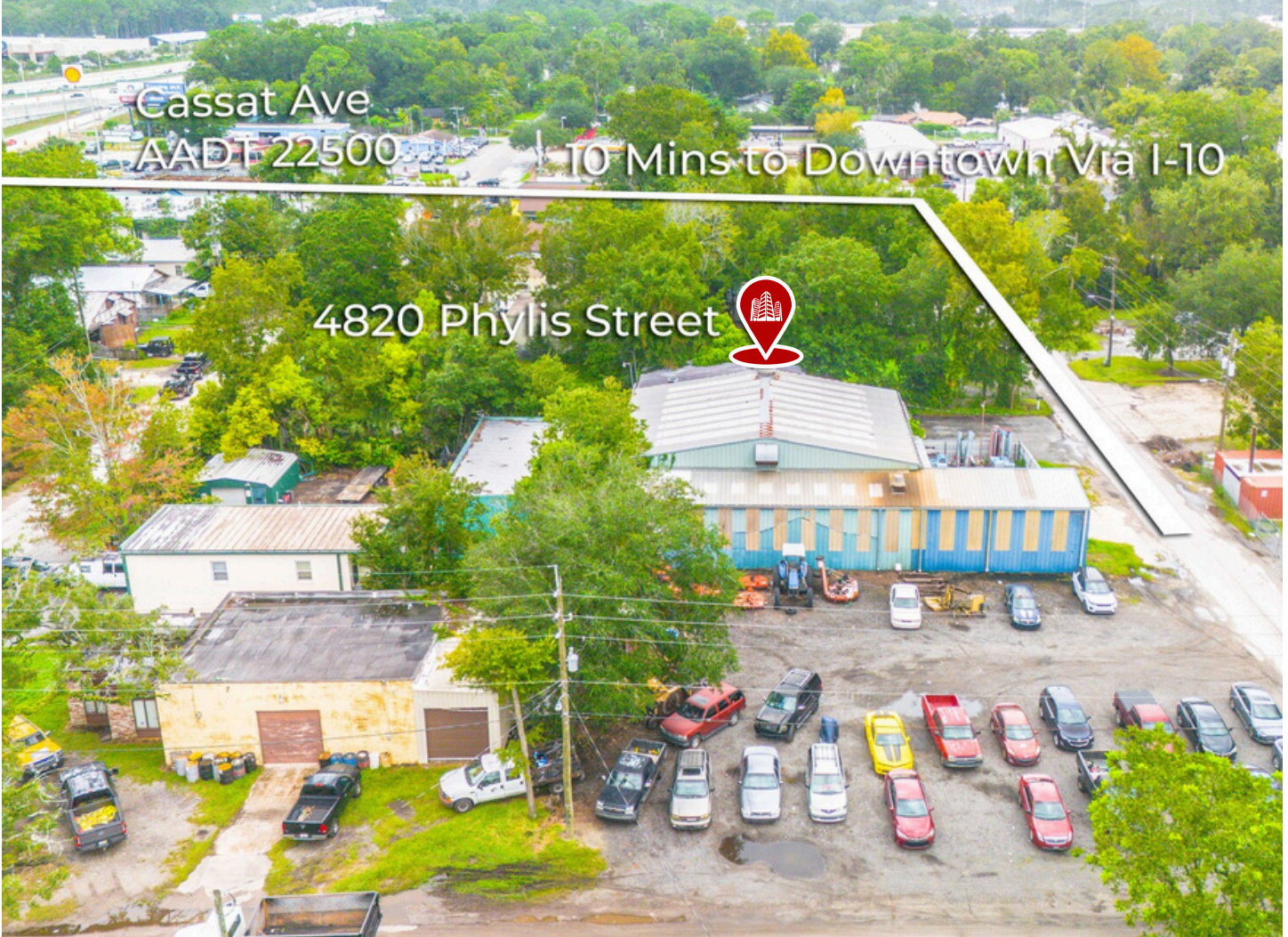


COURTNEY SMITH
REAL ESTATE AGENT

(786) 587-8702 | courtney@welchteam.com
www.welchteam.com

INVESTMENT HIGHLIGHTS

- Near Downtown
- Negotiable Terms
- Lots of Space



OFFERING SUMMARY

Price	\$7.00/SF
Building Size	7,308 SF
Lot Size	0.25 AC
Year Built	1969
Construction	Reinforced Concrete
Zoning	IL - Industrial Light



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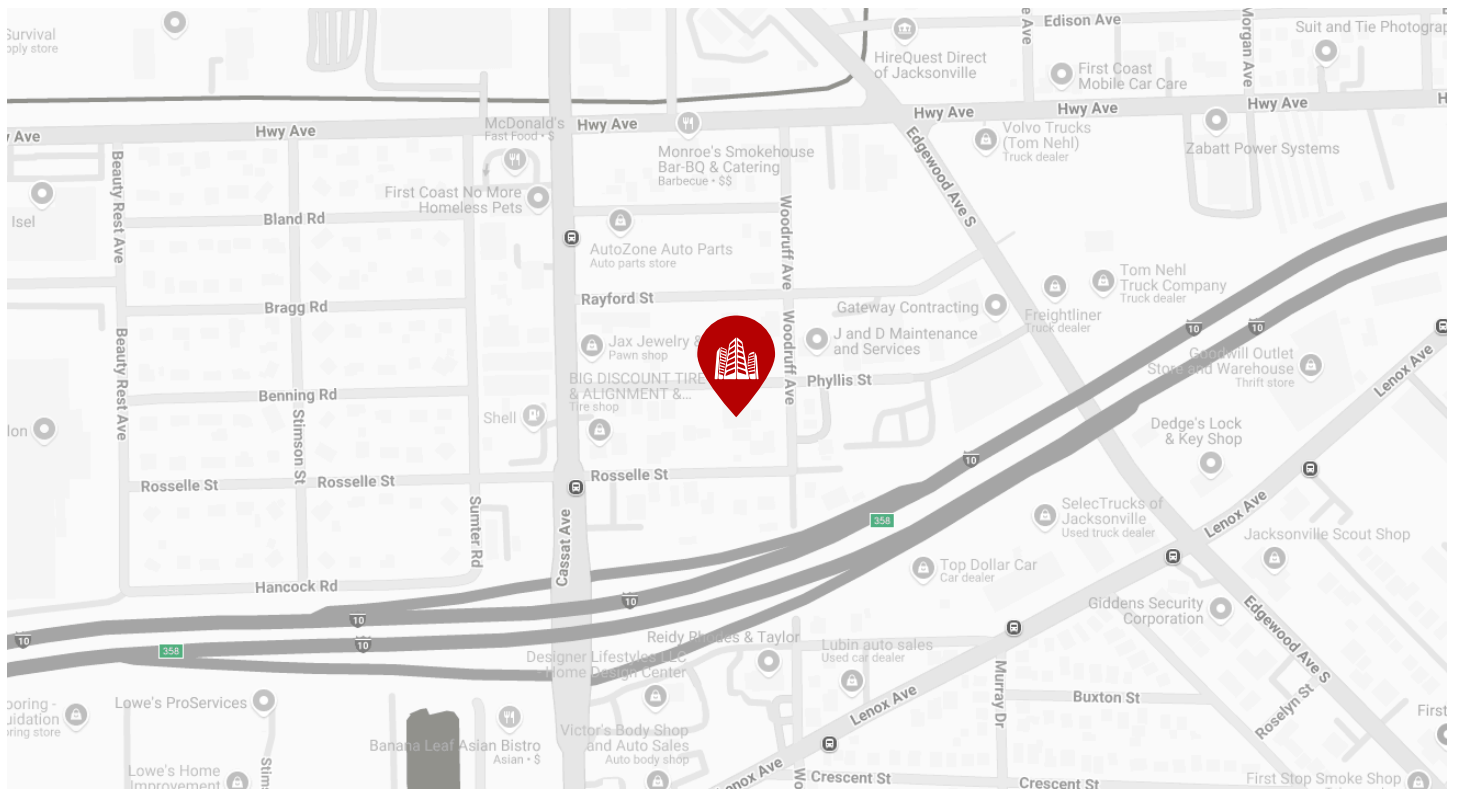
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