

For Lease

CBRE

Exchange South

Industrial/Flex Space Available

9143 Philips Highway
Jacksonville, Florida 32256

Location; Serves Southern Duval/Northern St. Johns Counties



Property Features

- + 50,000± SF Available in well established and maintained park
- + Versatile industrial/flex property featuring dock-high and grade-level doors, ideal for a variety of business needs.
- + Join a distinguished roster of professional tenants, including Konica Minolta, LabCorp, Omnicare, and Fresenius.
- + Single-story buildings with private entrances ensure controlled access for each business, minimizing unnecessary foot traffic. These buildings can accommodate both office and warehouse spaces, making them suitable for industries such as construction, manufacturing, e-commerce, medical, and logistical distribution
- + Excellent visibility from Philips Highway, with convenient access to I-95 and I-295. The property is centrally located near Downtown and St. John's Town, providing quick access to major highway systems and a short commute to various parts of the city, including Jacksonville's beaches and the University of North Florida.

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Building	Suite #	Sq. Ft.	Date Available	Lease Rate
100	140	2,397	30 Days Notice	Inquire
200	200	17,637	Immediately	Inquire
400	480	6,415	Jan 2026	Inquire
500	540, 550, 555, 560	5,000-31,122	Immediately	Inquire
500	590/590A	6,764	July 2025	Inquire



Building Size

194,400 SF

Lot Size

17.66 AC

Grade Level Doors

35

Dock High Doors

16

Ceiling Height

18.0 FT

Year Built/Renovated

1990/2019

Zoning

IL - Industrial Light

Submarket

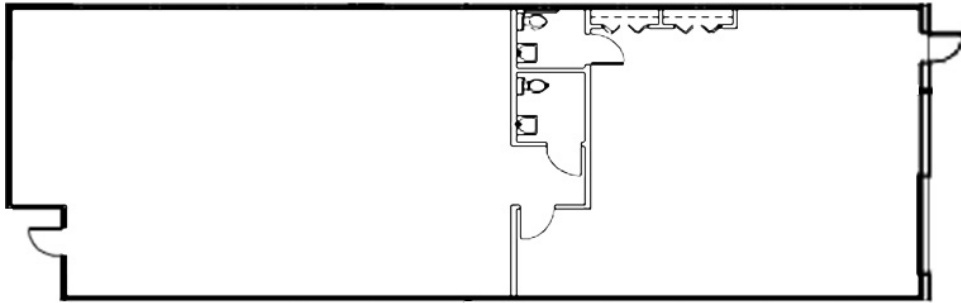
Butler/Baymeadows

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Building 100 | Suite 140: 2,397 SF



Available SF

2,397 SF

Grade Level Doors

1

Ceiling Height

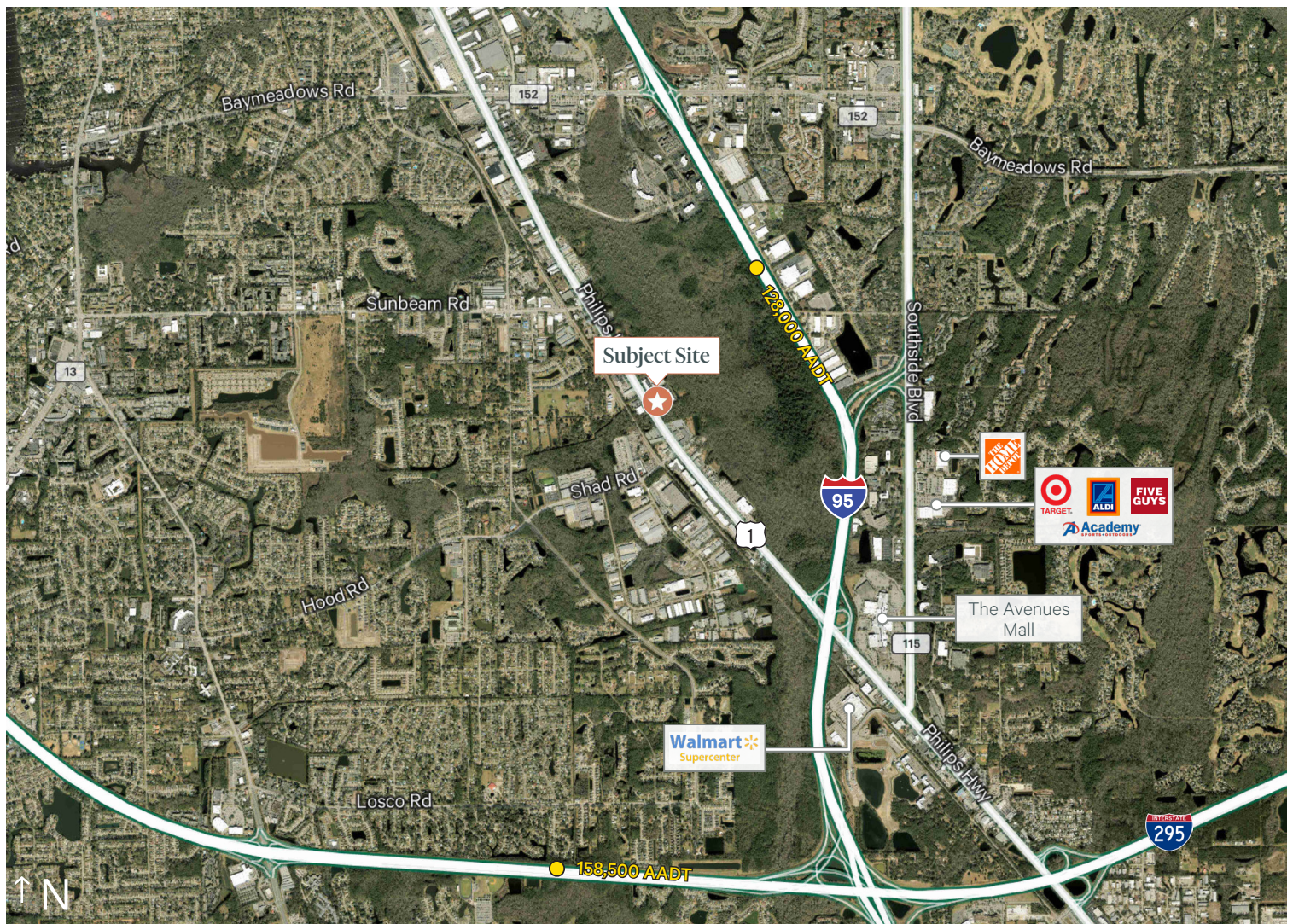
18 FT

**100% Climate
Controlled Space**



*Conceptual Rendering

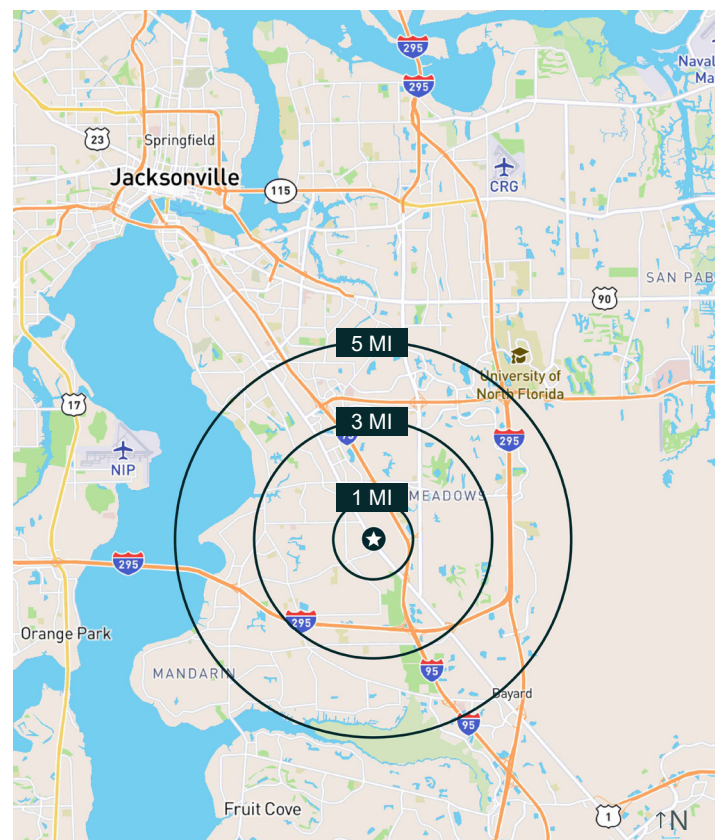




Location Highlights

Exchange South is situated in the Southside industrial submarket of the Jacksonville MSA, directly on the eastern side of Philips Highway (US-1), just north of Shad Road and The Avenues, a 1.3-million-square-foot regional mall. Philips Highway (US-1) functions as a principal north-south commercial thoroughfare in Jacksonville. This highly visible location on Philips Highway provides direct access to both I-95 and the I-295 beltway to the south, as well as J. Turner Butler Boulevard to the north, offering tenants excellent connectivity throughout the Jacksonville MSA.

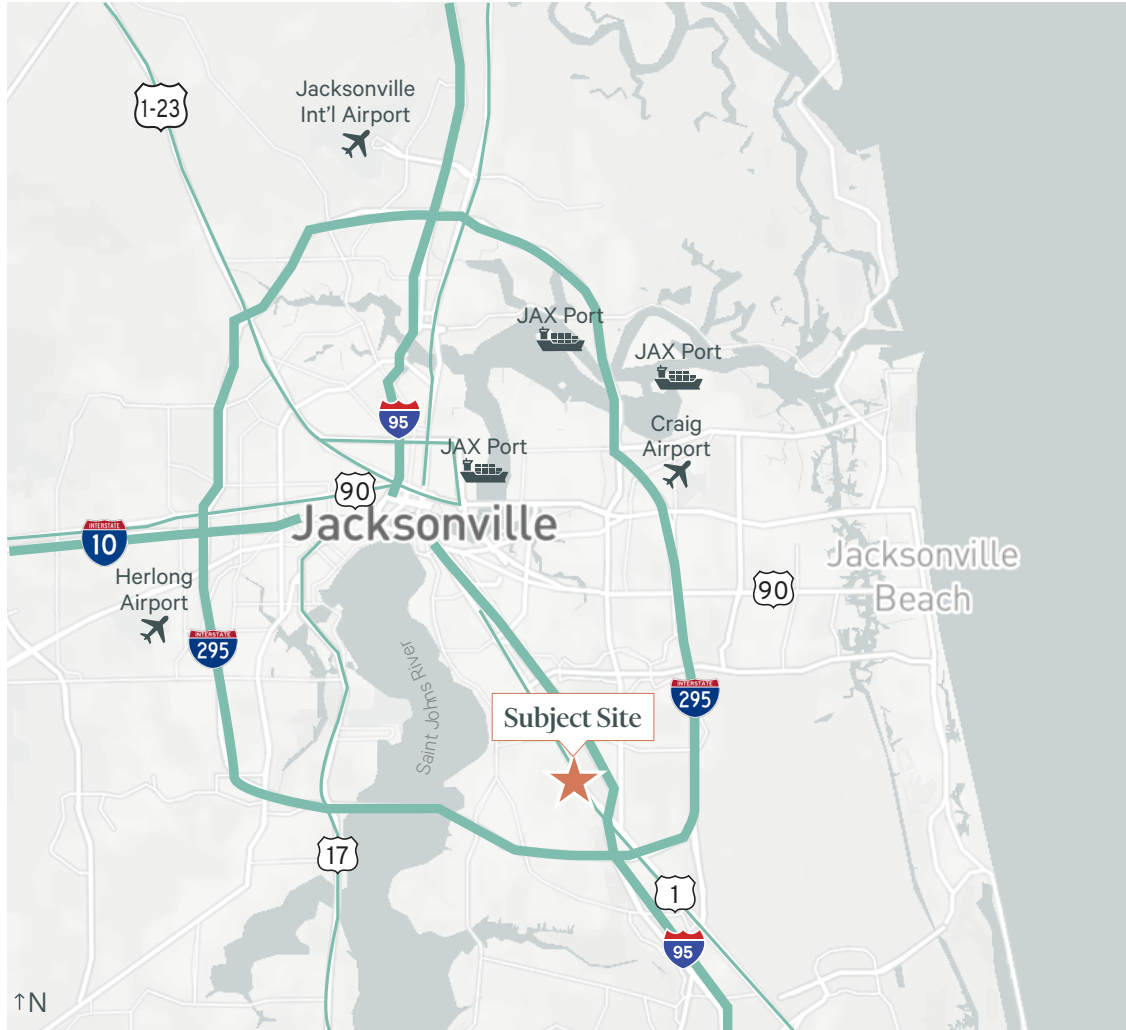
Demographics	1 Mi	3 Mi	5 Mi
Population	1,112	80,747	182,618
Daytime Population	6,197	94,454	236,645
Housing Units	545	37,321	86,440
Avg HH Income	\$93,341	\$102,166	\$111,089
Businesses	519	4,777	11,128



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Points of Interest

I-295

8 mins / 6.5 miles

I-95

4 mins / 1.9 miles

Jax International Airport

29 mins / 25 miles

Jax Talleyrand Terminal

19 mins / 13 miles

Orlando

2 hrs / 132 miles

Tampa

3 hrs 30 mins / 211 miles

Miami

5 hrs / 336 miles

Atlanta

5hrs / 353 miles

Savannah

2 hrs 15 min / 149 miles

For More Information, Please Contact:

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