

For Lease

Industrial

16,700 - 41,750 SF

NAI Hallmark



Philips Distribution Center - 7662

7662 Philips Highway
Jacksonville, Florida 32256

Property Highlights

- 6 dock-high doors
- 1 loading ramp
- 18' clear height
- Wet sprinkler system
- Ample surface parking
- Zoning: IL
- \$2.62/SF CAM 2025 Est.
- Great location on Philips Hwy
- Desirable Southside location with easy access to I-95 and US 1

Property Description

A 161,200 SF mixed-use project on 12 acres that includes 3 buildings offering retail, showroom and warehouse suites for lease. A desirable Southside location w/excellent visibility and accessibility to Philips Hwy, Interstate 95 and Butler Boulevard.

OFFERING SUMMARY

Available SF	16,700 - 41,750 SF
Lease Rate	Negotiable
CAM	\$2.62/sf 2025 Est
Lot Size	11.22 Acres
Building Size	62,000 SF

AVAILABLE SPACES

Space	Lease Rate	Total Size
Suite 21-26	Negotiable	25,050 - 41,750
Suite 27	Negotiable	16,700 - 41,750

For more information



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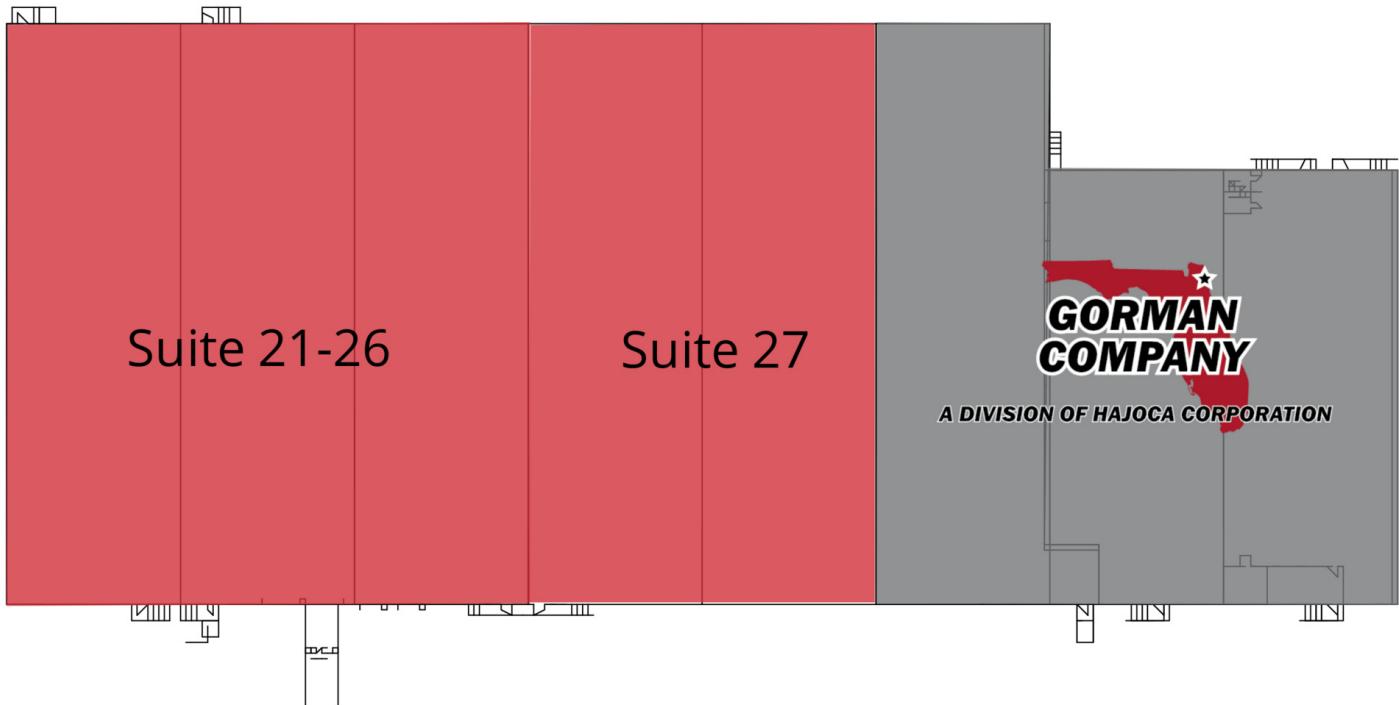
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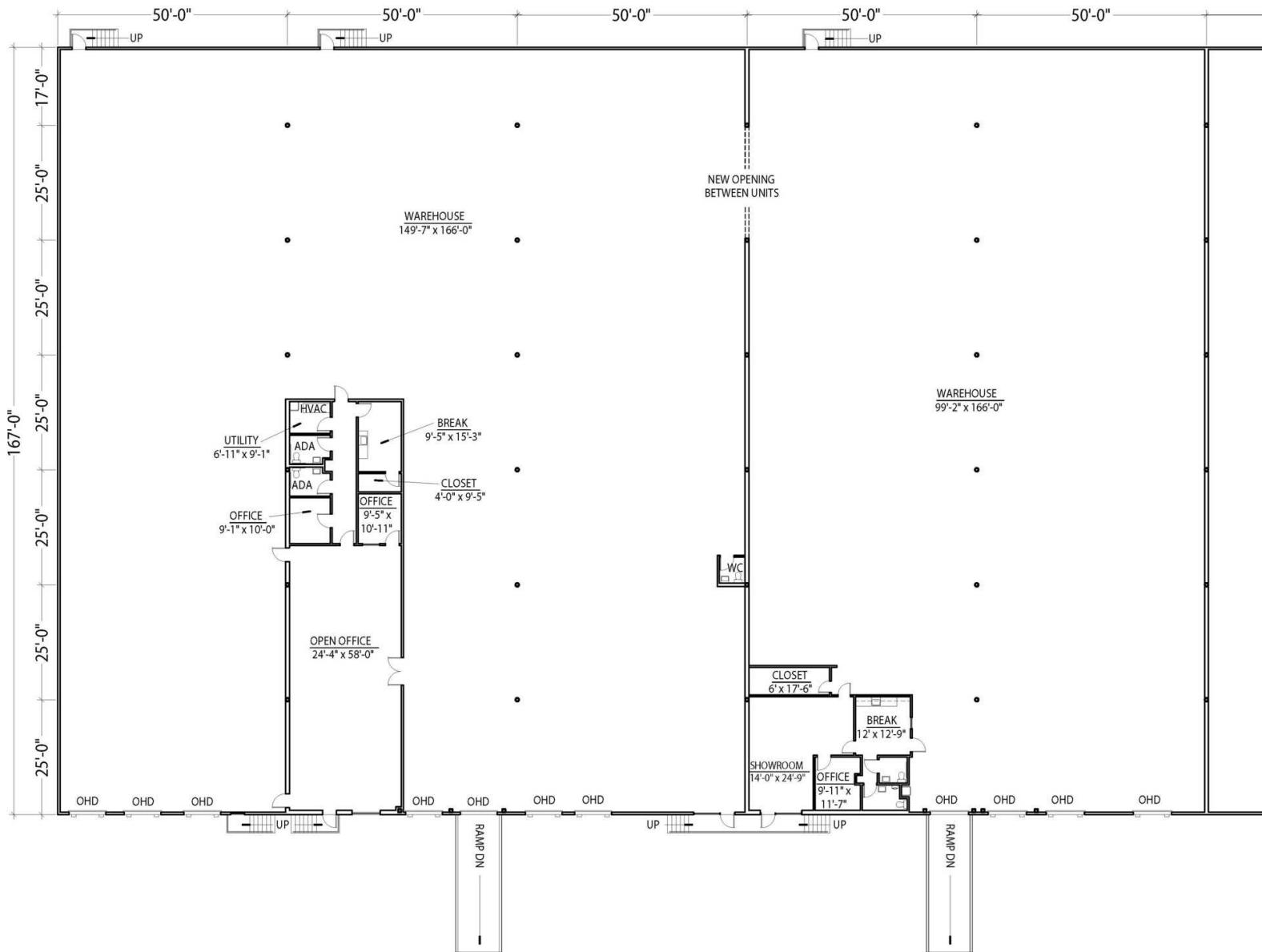
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Location Map & Photos

