

# Phillips Commercial Park



Pine Street / RPS

11210 E Phillips Industrial Blvd, Jacksonville, FL 32256



**4,200-12,600± SF AVAILABLE FOR LEASE**

## Property Details

<b>Building Size</b>	63,120± SF
<b>Available Units</b>	4,200± SF 8,400± SF 12,600± SF
<b>Zoning</b>	IL
<b>Clear Height</b>	22'±
<b>Dock-high Doors</b>	2
<b>Grade-level Door</b>	1 - Rear loaded
<b>Power</b>	3 Phase / 1,600 Amps
<b>Lease Rate</b>	\$12.50 PSF, NNN

The space consists of three (3) 4,200± SF units, available individually or combined for 8,400± SF or 12,600± SF. Two (2) units feature one dock-high door each, and the third unit features one grade-level door (rear loaded).

## Location

Located in Jacksonville's highly desirable Southside industrial corridor, 11210 E Philips Industrial Boulevard offers immediate access to Philips Highway (US-1) and is minutes from I-95, I-295, and Butler Boulevard, providing efficient connectivity throughout the Jacksonville MSA.

The property sits within a proven industrial and commercial services hub surrounded by distribution, manufacturing, and service-based businesses. The location provides convenient access to JAXPORT, Jacksonville International Airport, Downtown Jacksonville, and the Beaches. Nearby retail, dining, and business services along Philips Highway and Baymeadows Road further support day-to-day operations for employees and customers.



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All information is deemed accurate  
but subject to errors / omissions

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