



Showroom Warehouse for Lease

7720 Philips Hwy. | Jacksonville, FL 32256

44,934± SF Available | Lease rate: \$9.50/SF NNN

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PROPERTY Overview



44,934± SF Available



IH ZONING



3, phase, 480V power

7720 Philips Hwy is a 100,625± SF showroom/warehouse facility located on Jacksonville's premier industrial showroom corridor. The building is concrete block construction and is situated on approximately 4.91± acres zoned heavy industrial.

- Excellent location along US Hwy-1 in the center of one of Jacksonville's most desirable industrial submarkets
- Approximately 44,934± SF of showroom, warehouse and office available for lease
- 22' maximum clear height
- Heavy Industrial zoning
- .68± acre truck court, fenced with gated access

Suite A Specifications

Gross rentable area	44,934± SF
Office and showroom	13,184± SF
Showroom/warehouse	6,501± SF
Warehouse/product inventory	6,378± SF
Service/assembly area	6,509± SF
Receiving area	3,189± SF
Second story office	3,124± SF
Second story storage	6,049± SF

Address:	7720 Philips Hwy, Jacksonville, FL 32256
Lot Size:	4.91± AC
Building Class:	B
Parcel ID:	152564-0210
Construction Type:	Concrete
Years Built:	1981
Year Renovated:	2011 & 2020
Grade-level Doors:	1
Drive-in Ramp:	1
Clear Height:	22'
Truck Court:	120'
Lighting:	LED
Sprinkler:	Wet sprinklers system with Ultra K-17 sprinklers (1,000 GPM)
Parking Lot:	74 spaces, re-stripped and seal coated parking lot
Heating:	Electric
Column Spacing:	26' x 39'
Warehouse Restrooms:	Two (2) multi-stall restrooms

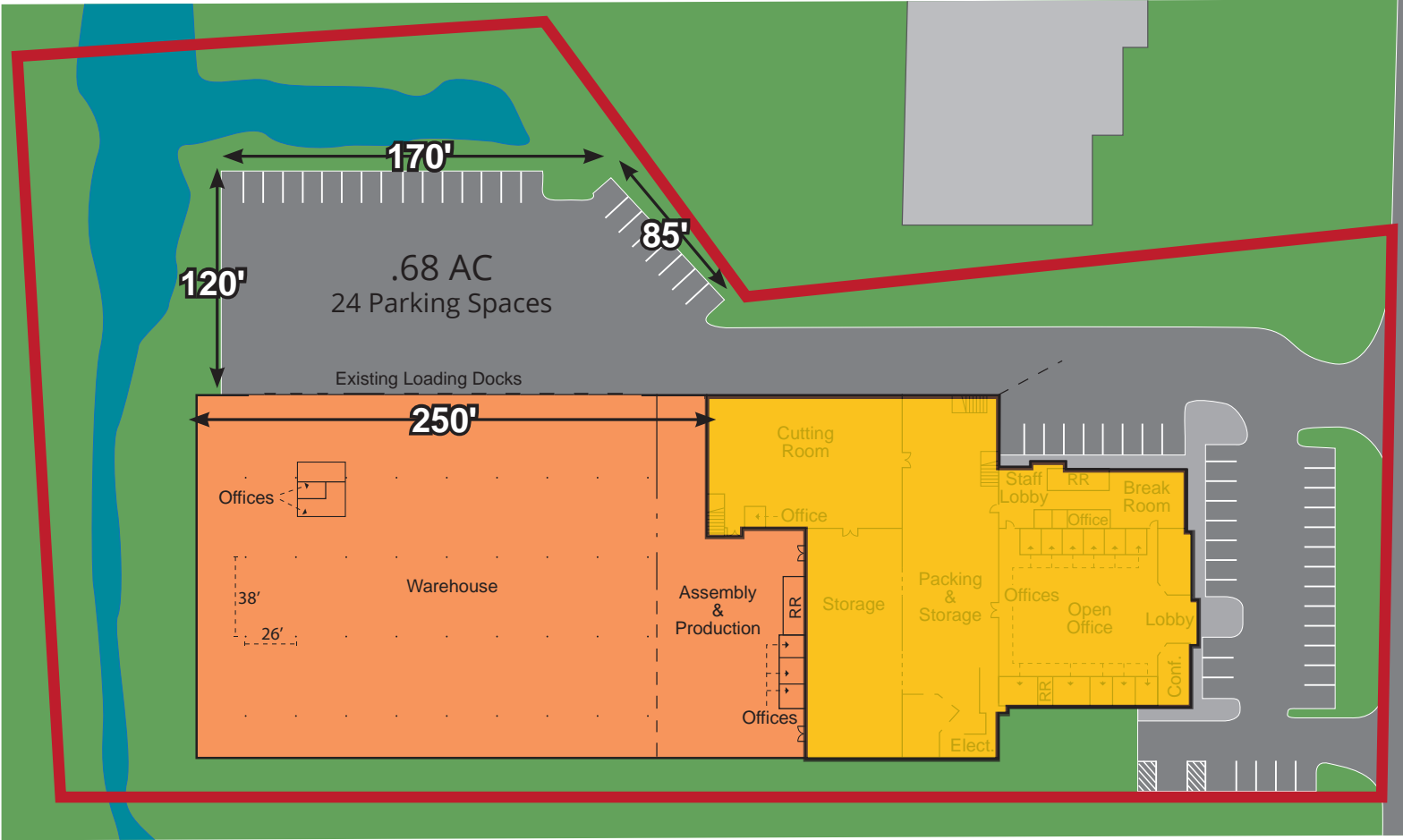
PROPERTY Site Plan



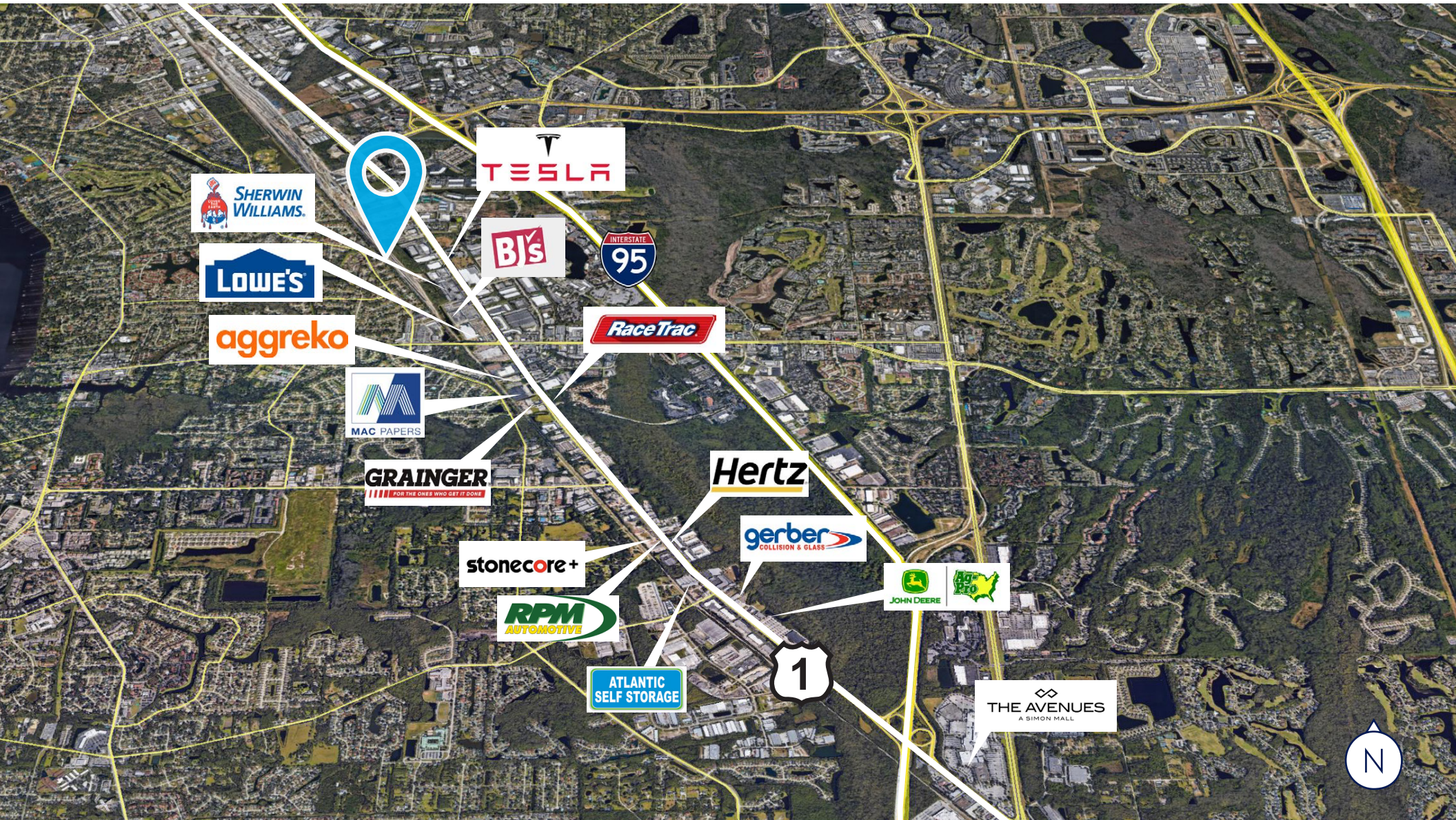
LEASED



AVAILABLE



PROPERTY Location

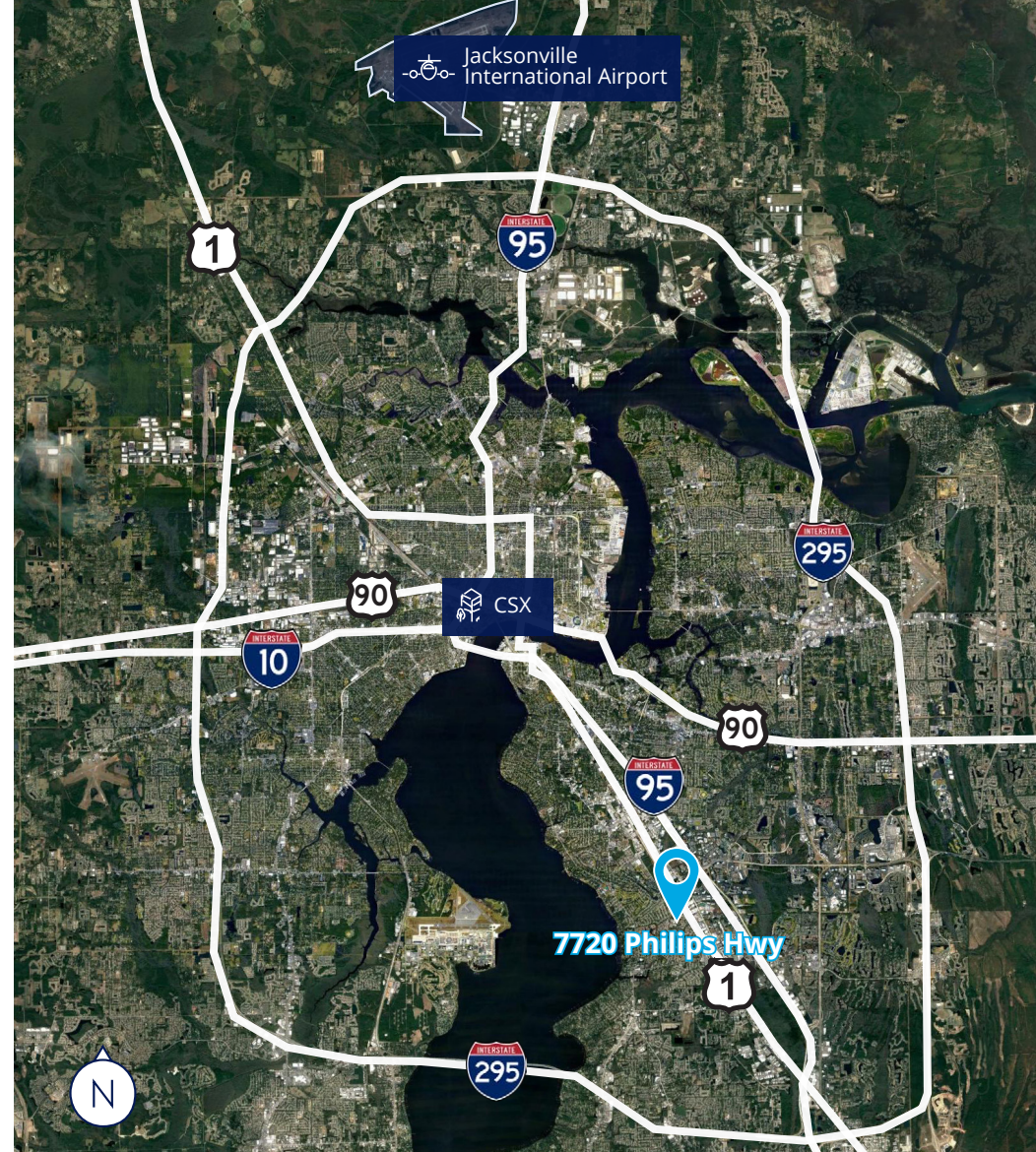


PROPERTY Photo Gallery



Drive Times

I-95	4 minutes
I-295	6 minutes
I-10	14 minutes
CSX	20 minutes
JIA	31 minutes



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