



Colliers

## For Lease

7,600± SF Available  
0.65 AC of Industrial Outdoor Storage  
**Base Rent: \$15.50/SF | OpEx: \$3.33/SF**

6967 Philips Hwy | Jacksonville, FL 32216

**Seda Preston**

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1151667

**Colliers**

76 S. Laura St., Ste. 1500

Jacksonville, FL 32202

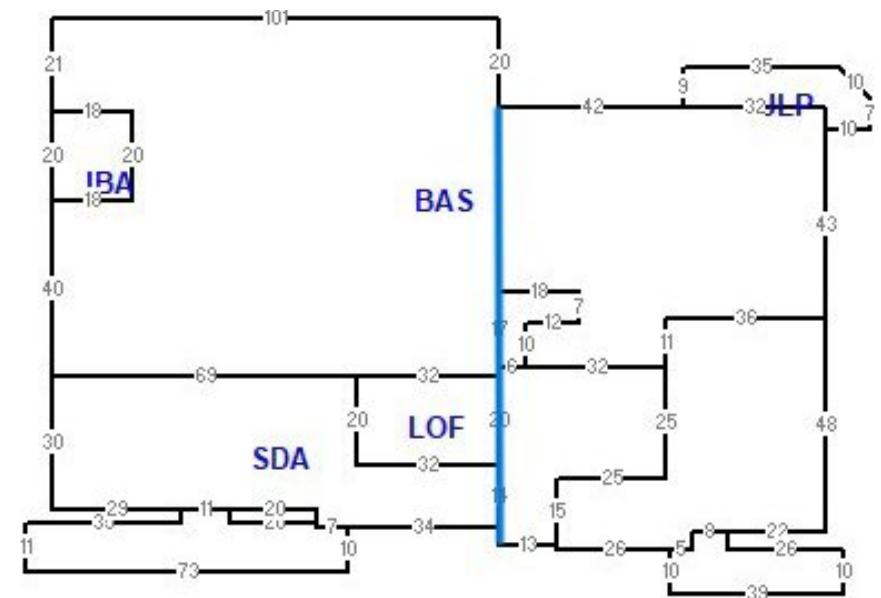
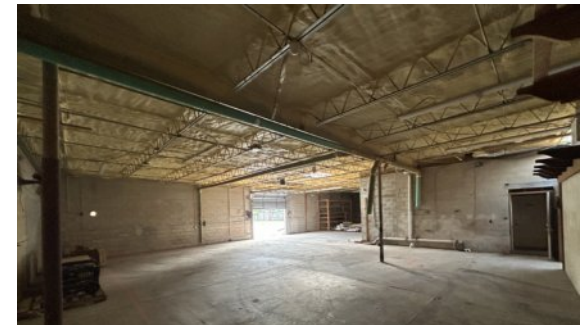
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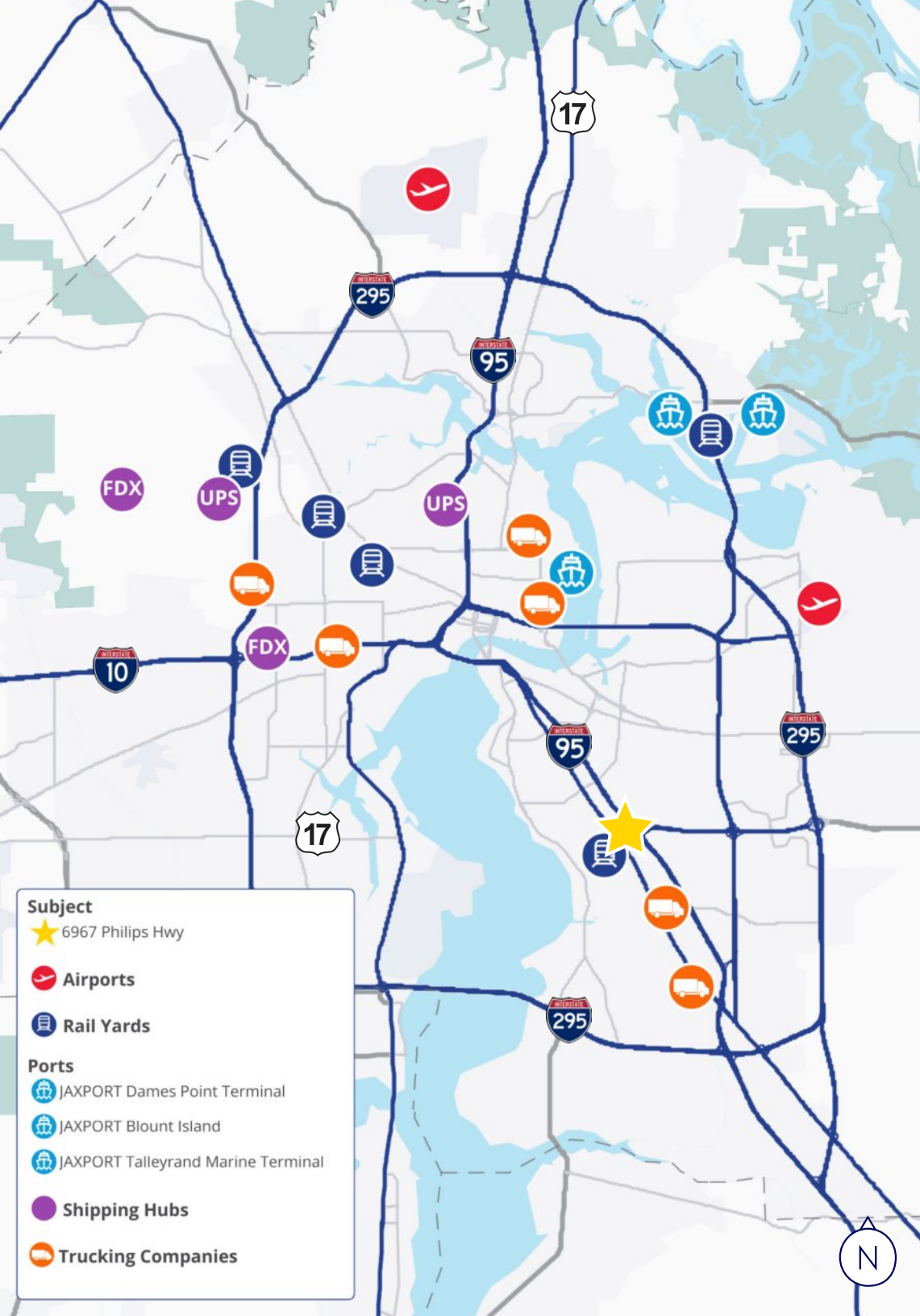
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# Property Highlights

Address	6967 Philips Hwy Jacksonville, FL 32216
Submarket	Southside
Total Building SF	7,600
Outdoor Storage	0.65 AC
Warehouse SF	4,688
Office SF	2,912
Building Dimensions	100'd x 76'w
Clear Height (Warehouse)	12'
Load Type	Rear
Dock High Drive In	DH - 0 DI - 2
Truck Court	NA
Sprinkler	None
WH Lighting	Fluorescent
Power	200a 3p 4w
Parking	8 - 10
Zoning Use	CCG-2 Commercial
Flood Zone	Zone X
Year Built	1965
Owner	Kitchen USA
Security	Wooden fencing surrounding IOS piece
Improvements	New paving in the parking lot Updated roof as of 2024 1 bathroom with shower





**Subject**  
★ 6967 Phillips Hwy

**Airports**

**Rail Yards**

**Ports**  
 JAXPORT Dames Point Terminal  
 JAXPORT Blount Island  
 JAXPORT Talleyrand Marine Terminal

**Shipping Hubs**

**Trucking Companies**

## Location Overview

	Interstate 95	0.6 miles
	Interstate 295	5.5 miles
	Interstate 10	8.8 miles
	FEC Intermodal Facility	0.6 miles
	CSX Intermodal Facility	19.2 miles
	Norfolk Southern Intermodal Facility	20.5 miles
	Jacksonville Int'l Airport	23.0 miles
	JAXPORT   Talleyrand	10.7 miles
	JAXPORT   Dames Point	18.5 miles
	JAXPORT   Blount Island	19.6 miles
	Port of Savannah	150 miles
	Port of Tampa	207 miles
	Port of Charleston	248 miles

## Business Friendly Environment

- Abundant regional labor pool with more than 3,000 exiting military members annually
- Total workforce of 872,000+
- Pro-growth local government
- Located in FTZ #64
- No state or local personal income tax
- No inventory tax



## Trade Area

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*Bowendale  
Distribution  
Center*

*Baycenter  
Commerce Park*

**TOYOTA**  
Southeast Toyota Distributors, LLC

*Sunbeam  
Industrial  
Park*

Philips Hwy

**CHAMPION**  
BRANDS

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