



For Lease

5032 & 5034 Philips Hwy
Jacksonville, FL 32207



Total Size: 71,136± SF
Building 1 (5034): 15,400± SF
Building 2 (5032): 55,736± SF



**0.2 AC of Secured
Outside Storage**



**Available
Immediately**

Rate: \$8.25/SF NNN
Opex: \$1.84/SF NNN



Tanner Lee
+1 904 861 1107
tanner.lee@colliers.com



Jack Heed
+1 904 674 2985
jack.heed@colliers.com



Property Overview

Building 1 | 5034 Philips Hwy, Jacksonville, FL 32207

Site Area	1.0 acres
Building Area	15,400± SF
Warehouse Area	11,400± SF
Office Area	4,000± SF
Load Configuration	Side, Rear & Front
Clear Height	12'-15'
Sprinkler	None
Dimensions	95' x 120'
Dock High Doors	0
Drive In Doors	4 Total 2 (14' x 12') 1 (12' x 12') 1 (20' x 12')
Parking	22
Lighting	Flourescent
Flood Zone	X
Parcel #	152978 0000
Zoning	IL
Use	LI
Year Built	1966
Outside Storage	No
Power	600a

Photo Gallery



Property Overview

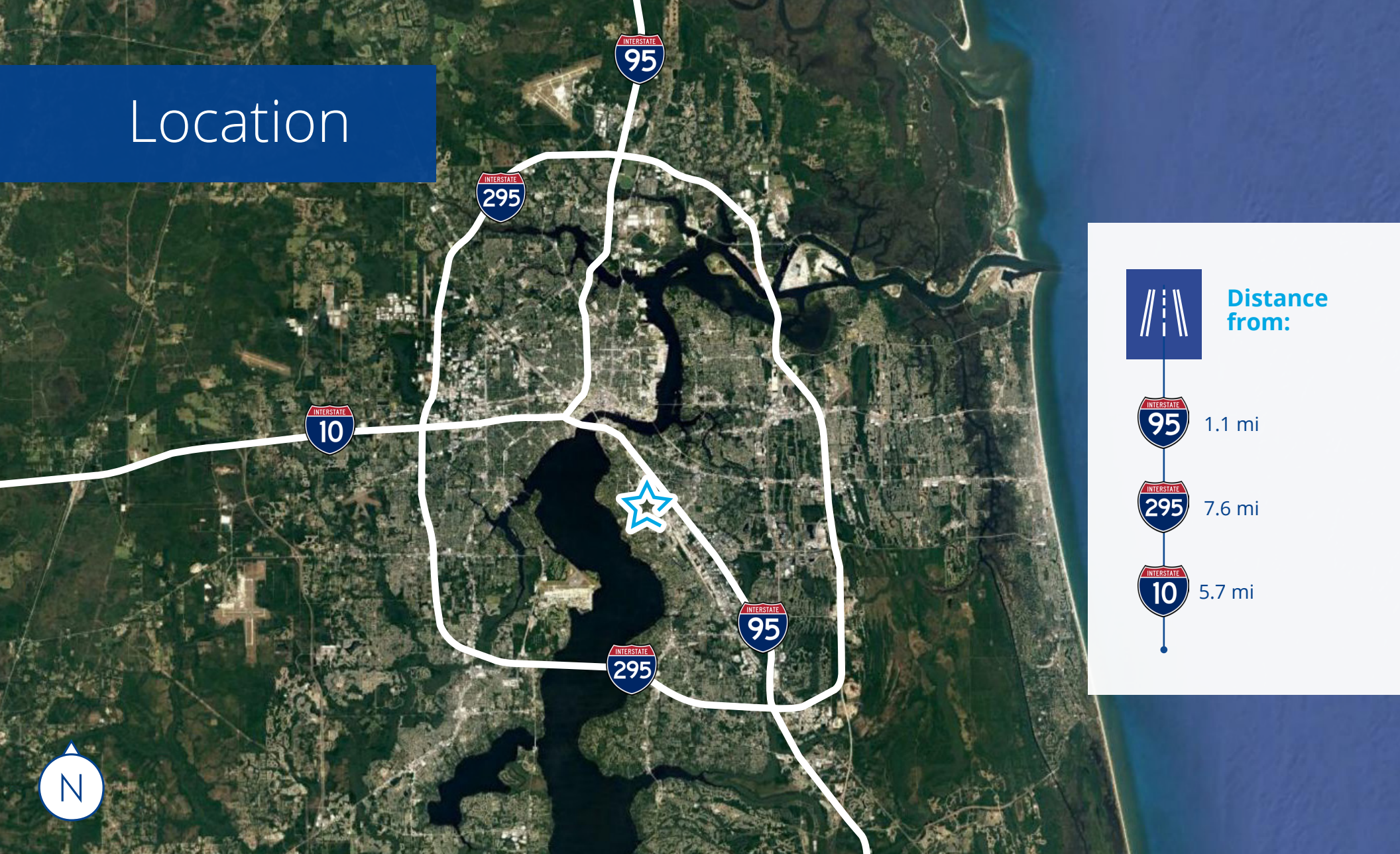
Building 2 | 5032 Philips Hwy, Jacksonville, FL 32207

Site Area	1.8 acres
Building Area	55,736± SF
Warehouse Area	53,236± SF
Office Area	2,500± SF
Load Configuration	Front & Rear
Clear Height	13'-21'
Sprinkler	Wet
Dimensions	289' x 182'
Dock High Doors	0
Drive In Doors	5 Total 2 (19' x 16') 2 (19' x 14') 1 (16' x 14')
Parking	8
Lighting	Flourescent
Flood Zone	X
Parcel #	152978 0000
Zoning	IL
Use	LI
Year Built	1966
Outside Storage	0.2 acres
Power	1000a / 240v / 3-phase

Photo Gallery



Location



Distance
from:



1.1 mi



7.6 mi



5.7 mi

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76 S. Laura Street | Suite 1500

Jacksonville, FL 32202

+1 904 358 1206

colliers.com/jacksonville

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