

# INDUSTRIAL INVESTMENT OPPORTUNITY

4990 & 5000 PHILIPS HWY | JACKSONVILLE, FL 32207

**TWO (2) BUILDING PORTFOLIO FOR SALE WITH OUTDOOR YARD  
CAN BE PURCHASED INDIVIDUALLY OR AS A PORTFOLIO | SOUTHSIDE SUBMARKET**



## INVESTMENT OFFERING

Newmark Phoenix Realty Group is pleased to present to qualified investors an outstanding value add industrial investment opportunity in Jacksonville, Florida.

An exceptional opportunity to acquire a two-building industrial portfolio with secured outdoor yard along the highly trafficked US-1 corridor in Jacksonville. Strategically positioned within one of the city's primary commercial and logistics arteries, the property offers excellent visibility, accessibility, and functionality for a variety of industrial users and investors.

4990 & 5000 Philips Hwy presents a rare chance to control a functional industrial asset with yard in a supply-constrained infill location. Ideal for investors seeking stable cash flow with upside potential or owner-users looking for a strategic operational hub in the Jacksonville market.



All information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

## KEY HIGHLIGHTS

**±7,236 SF**

5000 PHILIPS HWY

**±11,920 SF**

4990 PHILIPS HWY

**±2.81 AC**

ACRAGE

**±2.33 AC**

ACRAGE

## WAREHOUSE/OFFICE

TYPE

## GRADE LEVEL DOORS

LOADING

## METAL

CONSTRUCTION

## IL

ZONING

## CONTACT BROKER

PRICING

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