

FOR LEASE > WAREHOUSE



Northeast Florida

# 11,003± SF of Warehouse Space Available

8570 PHILIPS HWY., JACKSONVILLE, FL 32256

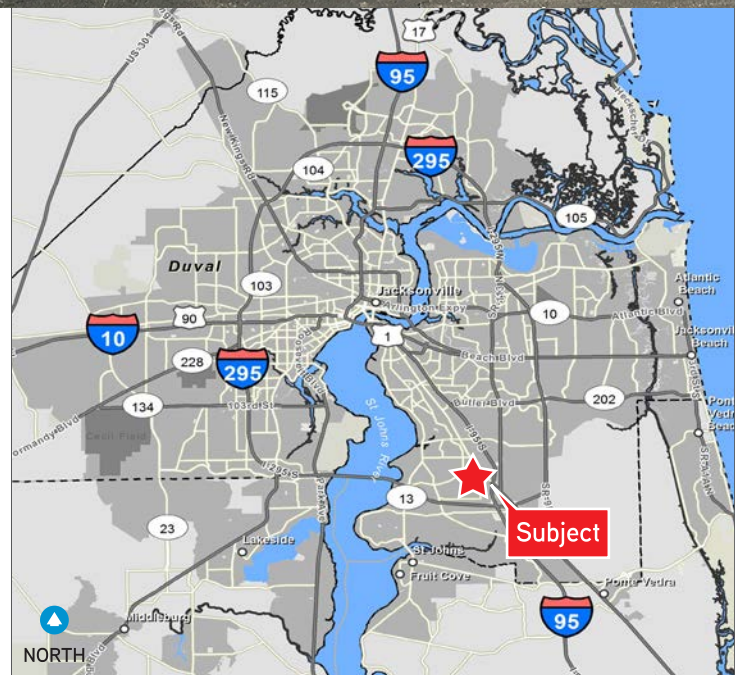
JUST SOUTH OF BAYMEADOWS RD.



## Property Features

- > 46,811± SF Warehouse/Office/Retail building located just south of Baymeadows Rd. on Philips Hwy.
- > Zoned Industrial Light (IL)
- > 30,500± vehicles per day on Philips Hwy.
- > 11,003± SF of dock-high warehouse (sprinklered) – See below
- > 18' clear height to bottom of sprinklers (20' to top of exterior wall)
- > 1,706± SF of Office/Retail space – See below
- > CAM, Real Estate Taxes, Insurance, etc. are estimated at \$2.00/SF for Warehouse space; \$3.50/SF for Office/Retail space

Suite	SF	Type	NNN Rent	CAM
101	1,706±	Office/Retail	\$10.00	\$3.50
116	11,003±	Warehouse	\$5.95	\$2.00



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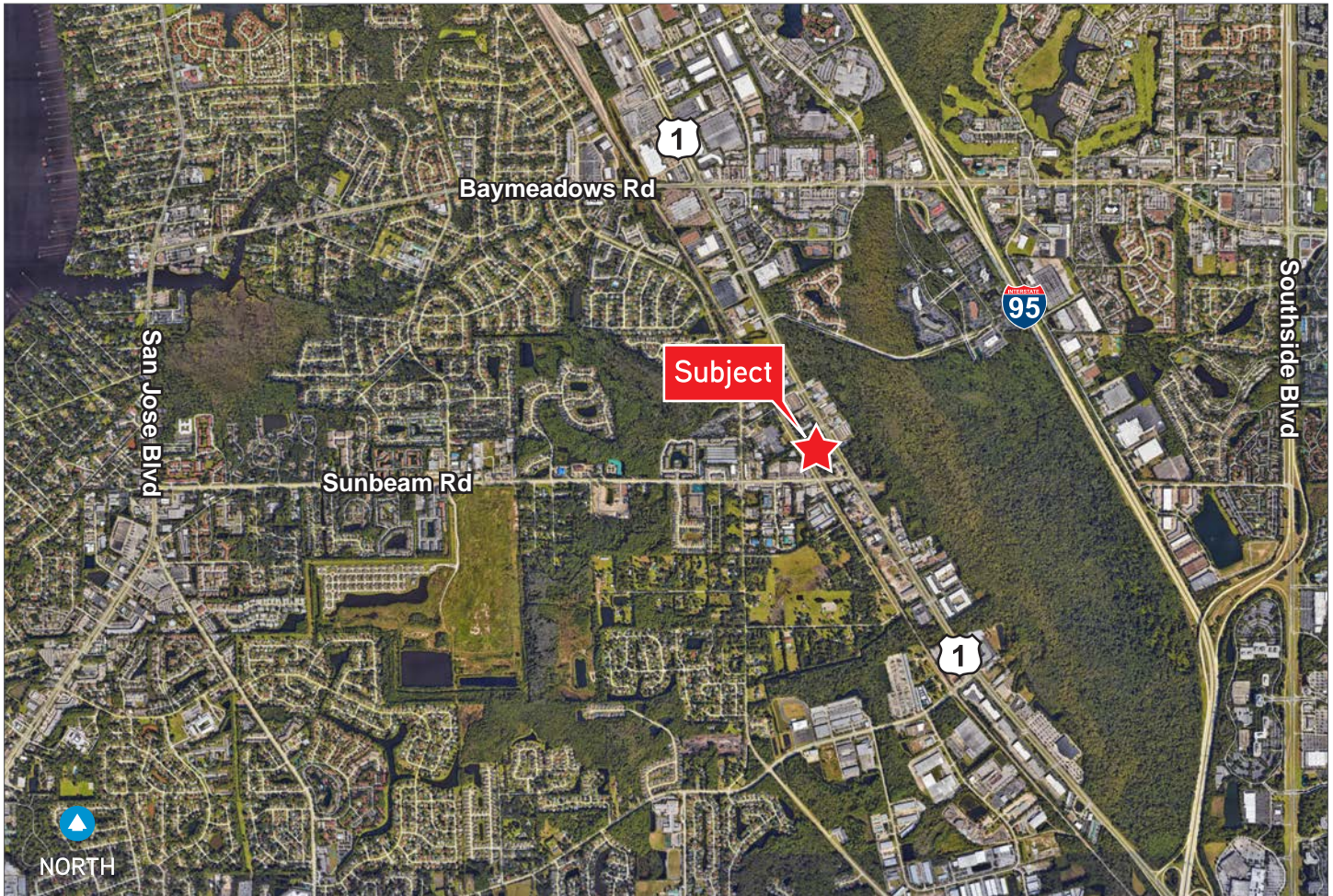
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# Aerial

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Demographics	1 Mile	3 Mile	5 Mile
Pop. Est. 2017	4,670	72,672	163,686
Pop. Est. 2022	4,872	76,673	174,344
2017 Est. Avg. HH Income	\$72,387	\$72,650	\$80,912

Source: Esri Business Analyst Online

Traffic Count	Daily	Trucks
Philips Hwy (US 1)	30,500	885
Sunbeam Rd	20,000	300

Source: Florida Department of Transportation (FDOT)



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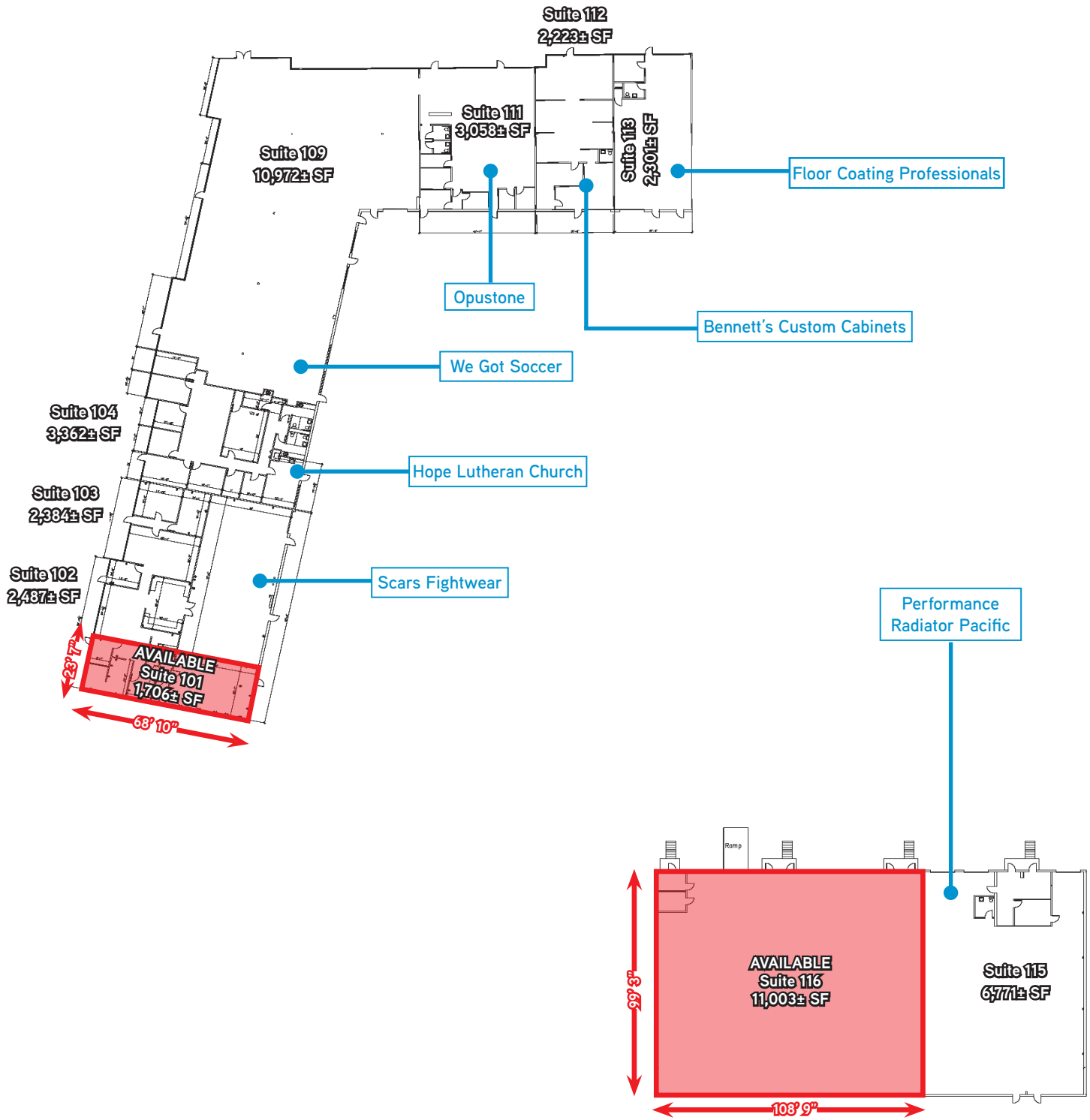
# Property Photos

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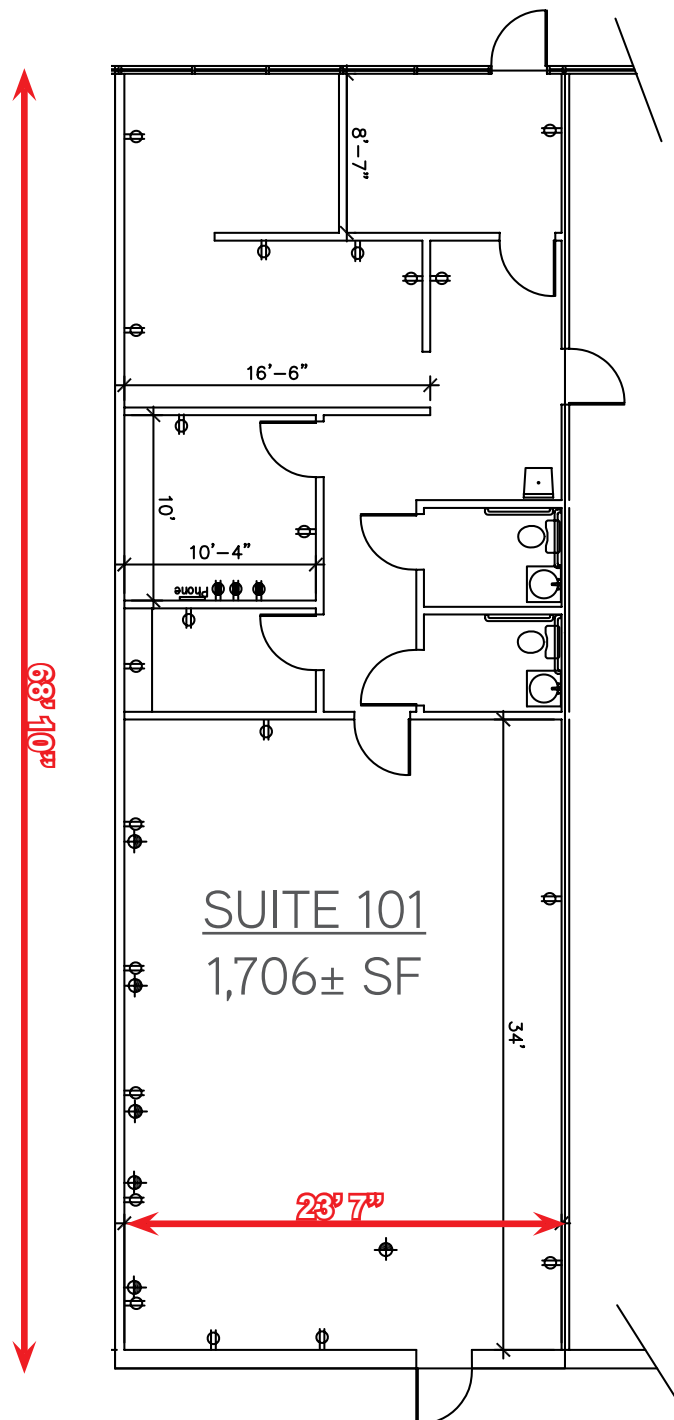
# Site Plan

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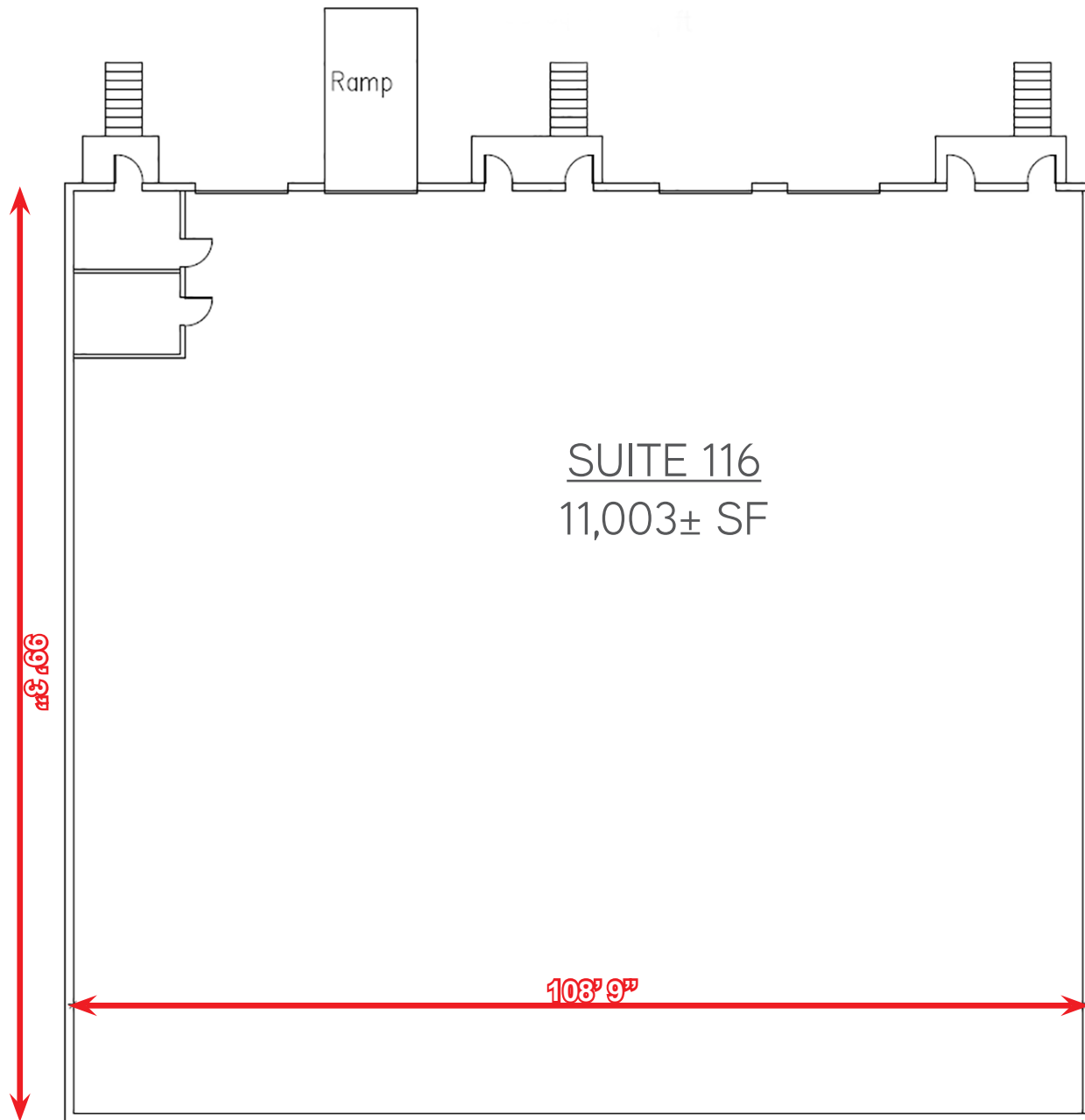
# Floor Plan: Suite 101

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# Floor Plan: Suite 116

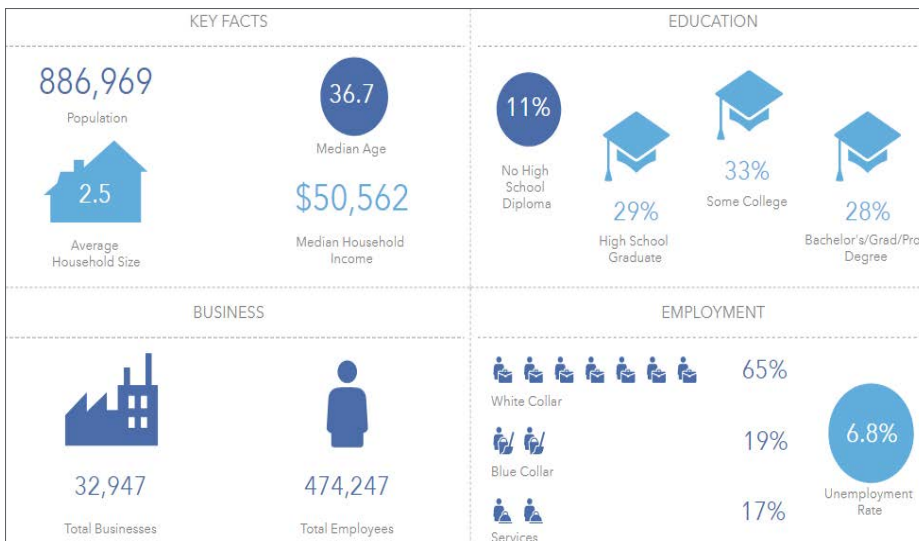
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# Please Contact Us to See This Property

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Source: Esri Business Analyst Online

## Contact Us

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