

FOR LEASE > OFFICE, RETAIL, WAREHOUSE



Northeast Florida

Philips Plaza

8570 PHILIPS HWY., JACKSONVILLE, FL 32256

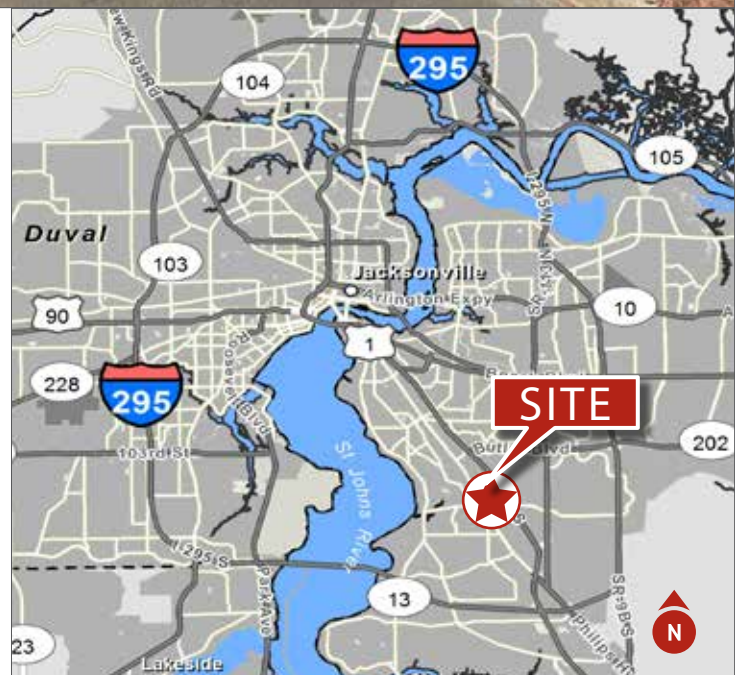
JUST SOUTH OF BAYMEADOWS RD.



Property Features

- > 46,811± SF warehouse/office/retail building located just south of Baymeadows Rd. on Philips Hwy.
- > Zoned Industrial Light (IL)
- > 11,003± SF of dock-high warehouse (fire sprinkler system in place)
- > 18' clear height to bottom of sprinklers (20' to top of exterior wall)
- > 4,764± SF of Office/Retail space
- > CAM, Real Estate Taxes, and Insurance are estimated at \$2.00/SF for warehouse space; \$3.50/SF for office/retail space
- > 28,500± vehicles per day on Philips Hwy.

Suite	SF	Type	NNN Rent	CAM
101	1,706±	Office/Retail	\$10.00	\$3.50
111	3,058±	Office/Retail	\$14.00	\$3.50
116	11,003±	Warehouse	\$5.95	\$2.00



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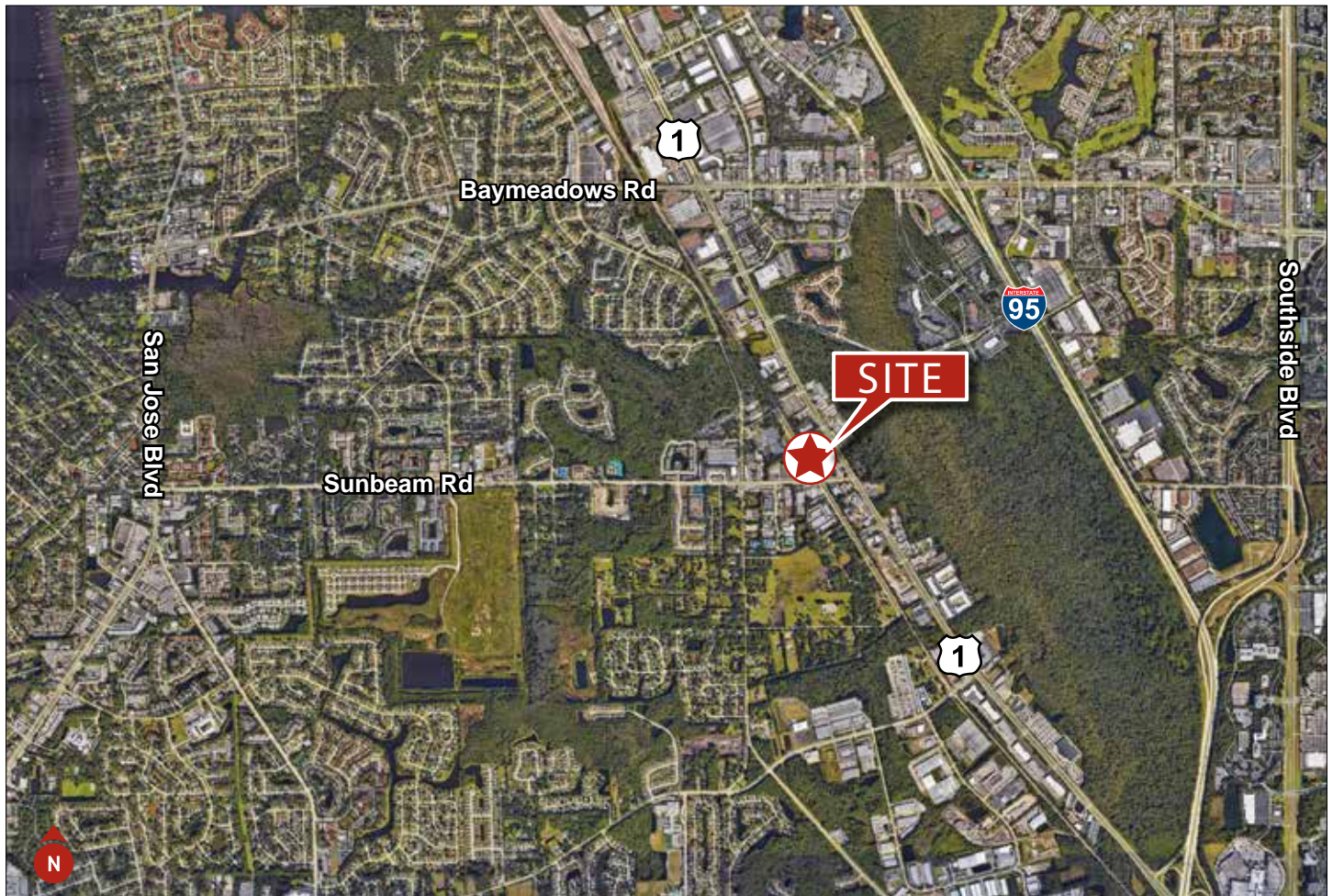
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Aerial

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Demographics	1 Mile	3 Mile	5 Mile
Population Est. 2018	4,743	74,312	170,280
Population Est. 2023	4,969	78,659	184,441
2018 Est. Avg. HH Income	\$74,418	\$73,969	\$82,932

Source: Esri Business Analyst Online

Traffic Count	Daily	Trucks
Philips Hwy (US 1)	28,500±	885
Sunbeam Rd	20,500±	267

Source: Florida Department of Transportation (FDOT)

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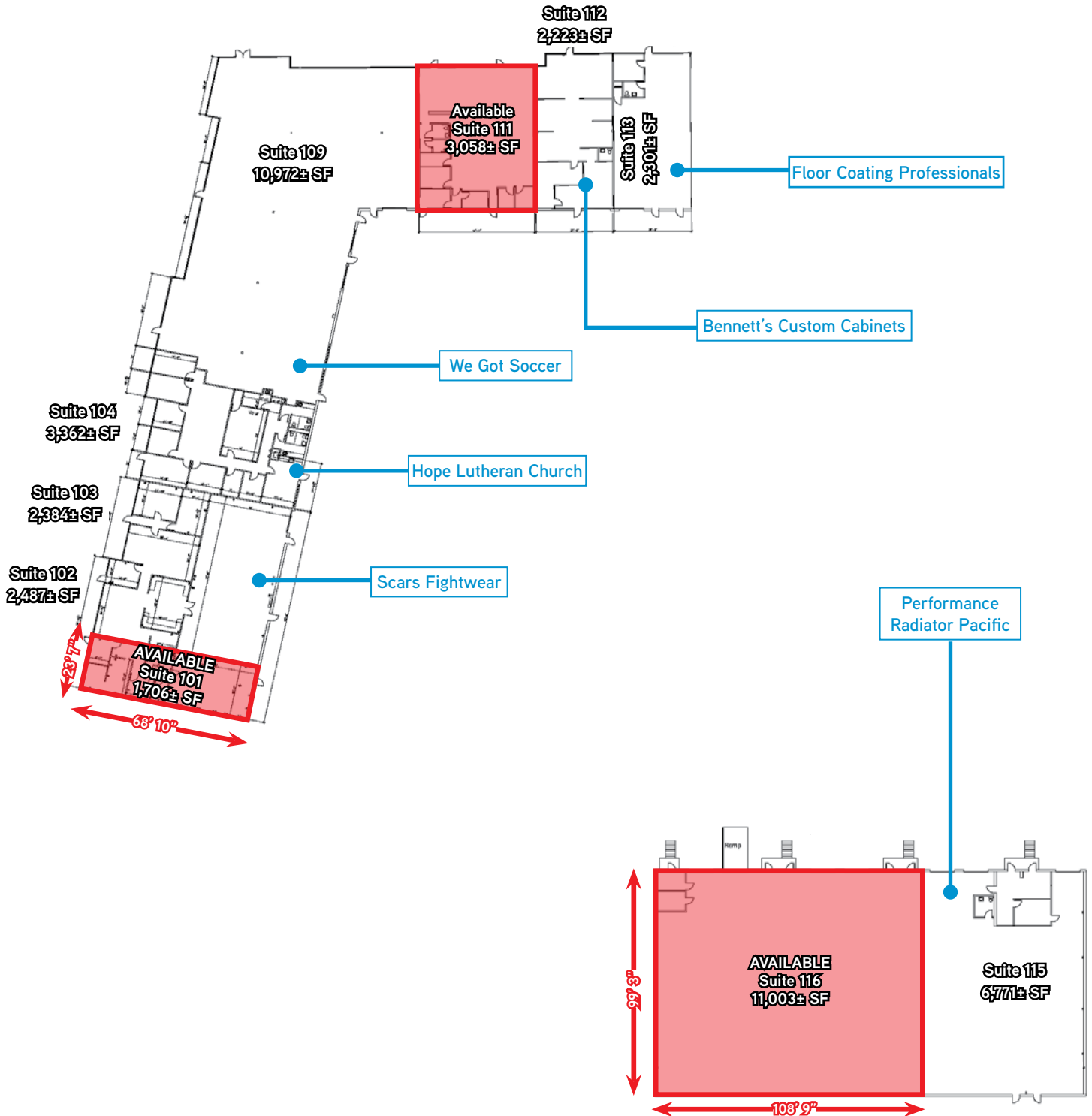
Property Photos

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Site Plan

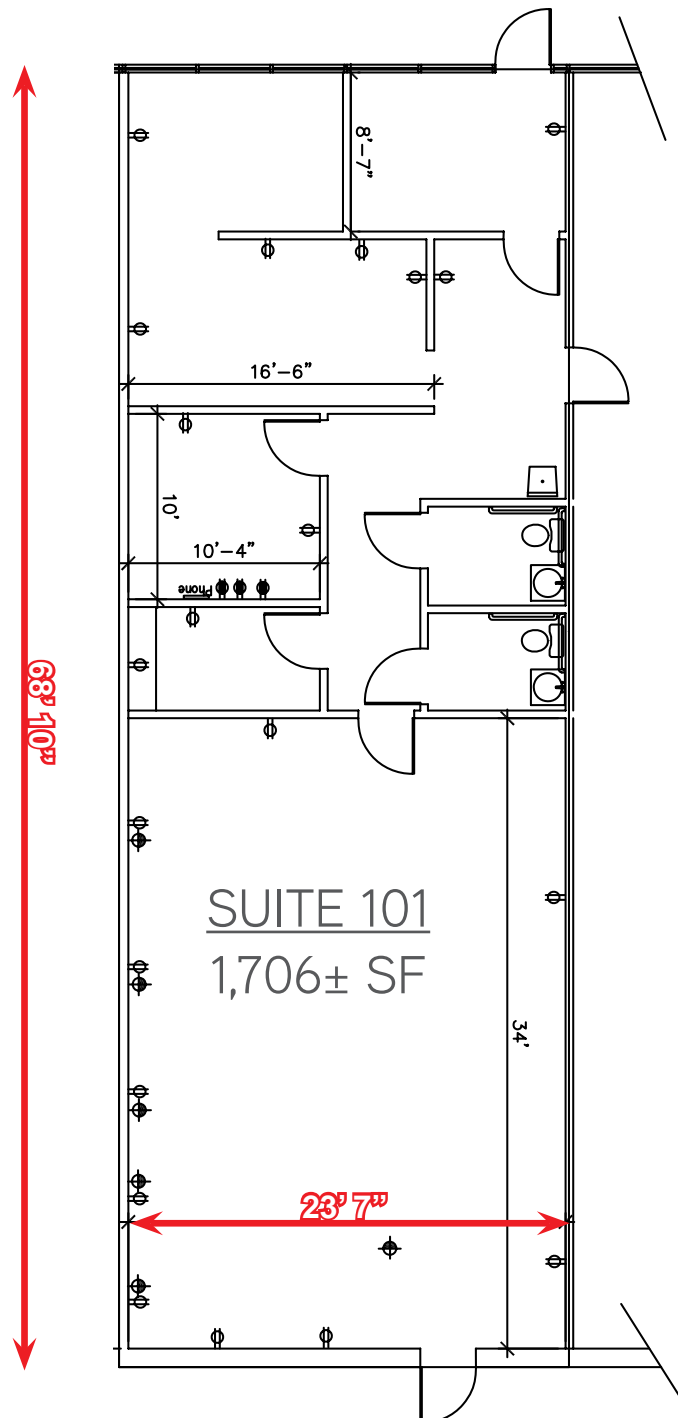
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Floor Plan: Suite 101

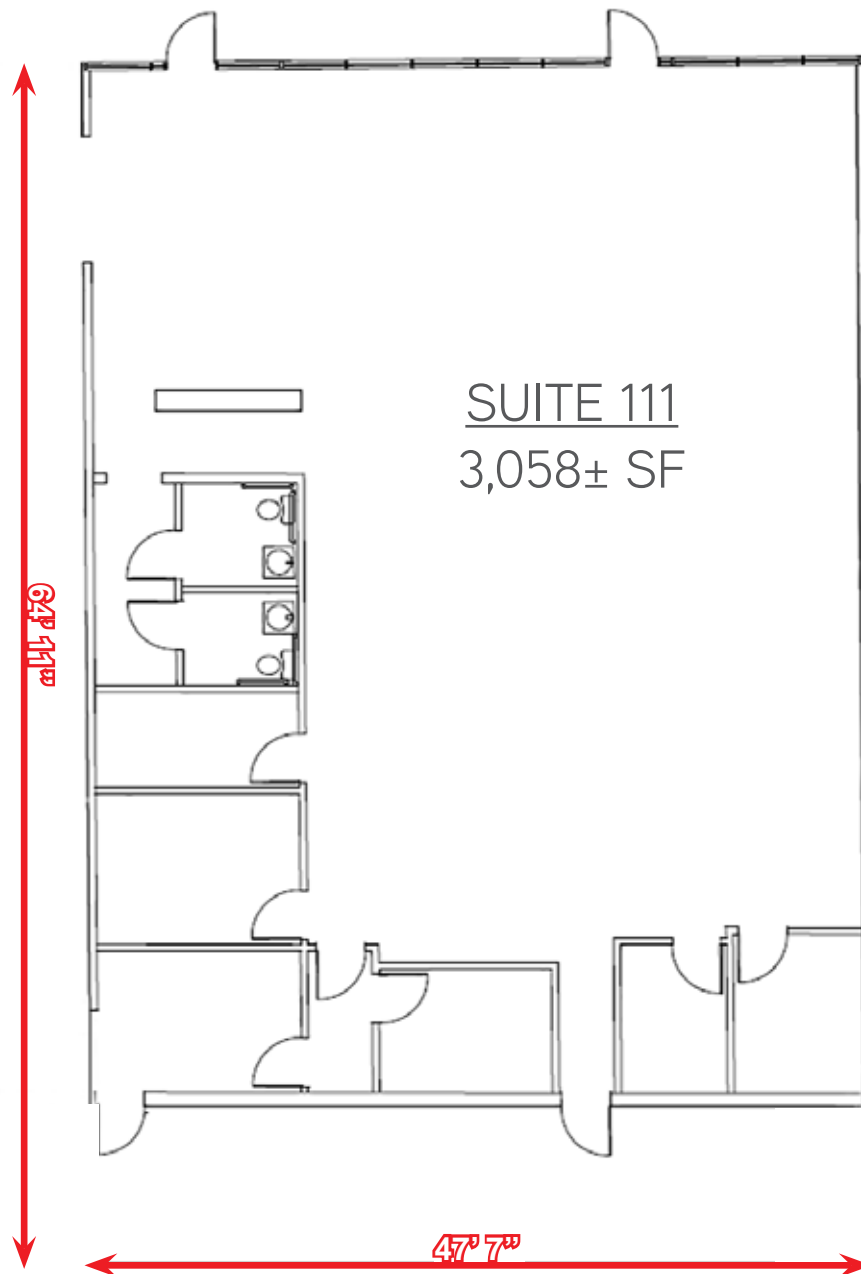
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Floor Plan: Suite 111

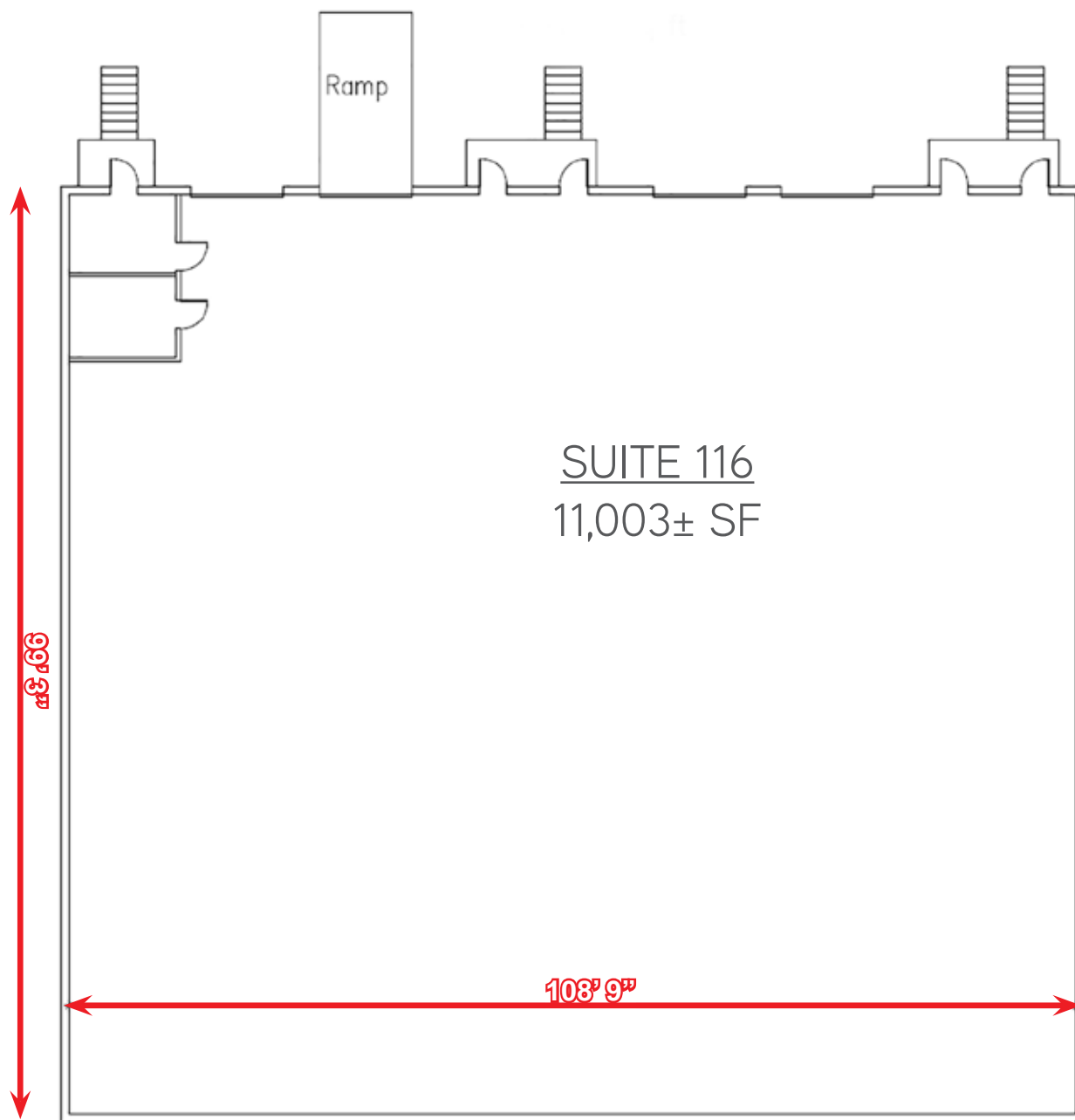
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Floor Plan: Suite 116

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Please Contact Us to See This Property

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