

INTERSTATE SOUTH COMMERCE CENTER

9440-9456 Philips Highway, Jacksonville, Florida 32256



8,250± SF AVAILABLE FOR LEASE

About the Park:

Interstate South Commerce Center is a ±260,272 SF industrial commerce park strategically located with direct access to Interstate 95 in Jacksonville's growing Southside submarket. The park offers a combination of warehouse, distribution, and office space.

- Signage on Philips Highway
- Dock and Grade Loading
- Roving Security
- Sprinklers
- Philips Hwy Traffic Count: 41,000 (FDOT2026)

**LOCAL
MARKET
EXPERT**

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**FORT FAMILY
INVESTMENTS**

NEWMARK
PHOENIX REALTY GROUP

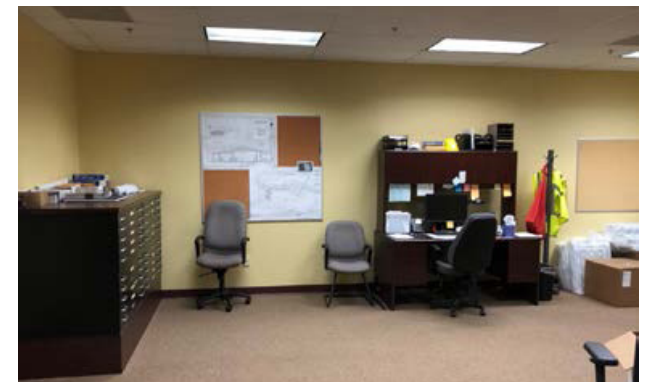
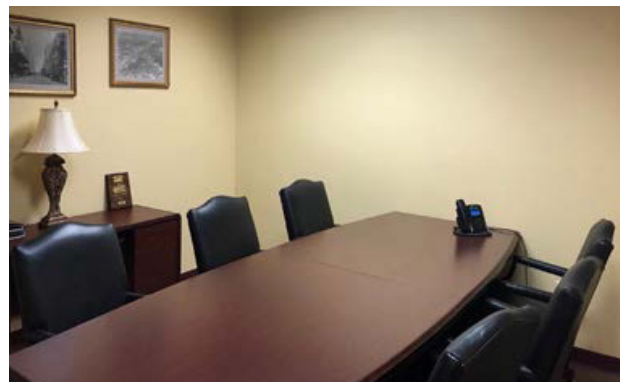
Newmark Phoenix Realty Group, Inc.
10739 Deerwood Park Blvd. #310
Jacksonville, FL 32256

AVAILABLE SPACES

9440-9456 Philips Highway, Jacksonville, Florida 32256

PROPERTY DETAILS





Total Size (SF):	260,272 SF 6 Buildings
Total Space Available:	18,292 SF
Year Built:	1986 - 1989
Parking:	3/1,000 SF
Land Size:	25.03 Acres
Parcel ID #:	159633-0100 Duval County
Zoning:	IL
Power:	Varies
Loading Docks:	Dock / Grade
Ceiling Height:	18.5' - 20'
Column Spacing:	40' x 40'
Construction:	Masonry and Brick
Truck Courts:	90' - 100'
Sprinklers:	Dry Fire Protection System
Lighting:	High Pressure Sodium and T-5 Lighting



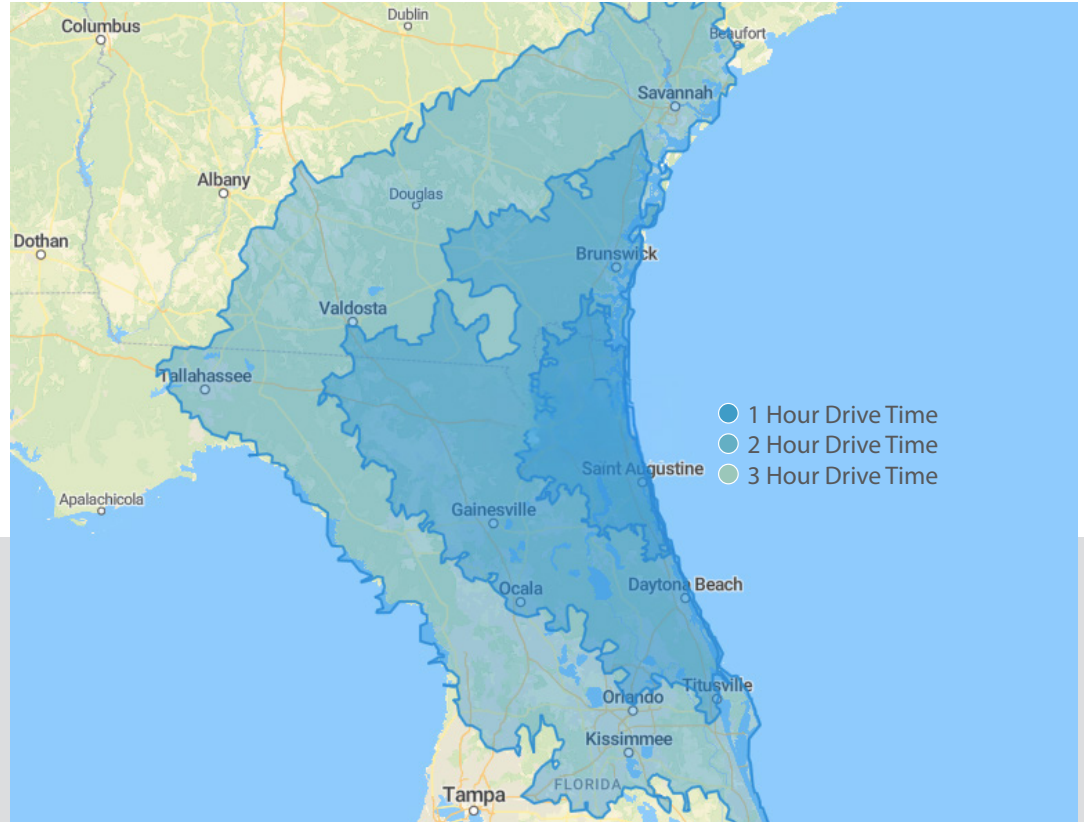
PROPERTY LOCATION

9440-9456 Philips Highway, Jacksonville, Florida 32256

Located along Jacksonville's premier Southside industrial corridor, 9440-9456 Philips Highway offers exceptional connectivity to the region's major transportation infrastructure, providing efficient access throughout Northeast Florida and the Southeast via Philips Highway (US-1), I-95, I-295, J. Turner Butler Boulevard (SR-202), Jacksonville International Airport, and JAXPORT.

Point of Interest	Time	Miles
 I-95	4 min	1.9
 I-295	8 min	6.5
 Jax International Airport	29 min	25
 JaxPort	19 min	13

- ✓ Premier Southside Jacksonville industrial location along the Philips Highway corridor
- ✓ Immediate access to I-95, I-295, and regional connectivity throughout Northeast Florida
- ✓ Access to a deep regional workforce within Jacksonville's largest population base



Demographics	1 mile	3 mile	5 mile
2025 Population	5,012	81,891	188,778
2030 Population (Projected)	1,338	73,691	186,361
2025 Businesses	\$95,549	\$95,826	\$102,335
2025 Median Age	39	38	39
2025 Households	552	33,110	85,817
2025 Average Household Income	\$134,007	\$107,780	\$114,479