



Colliers

## For Lease

7,600± SF Available  
0.65 AC of Industrial Outdoor Storage  
**Base Rent: \$13.50/SF | OpEx: \$3.33/SF**

6967 Philips Hwy | Jacksonville, FL 32216

### Oakley Wise

Primary Point of Contact  
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oakley.wise@colliers.com

### Seda Preston

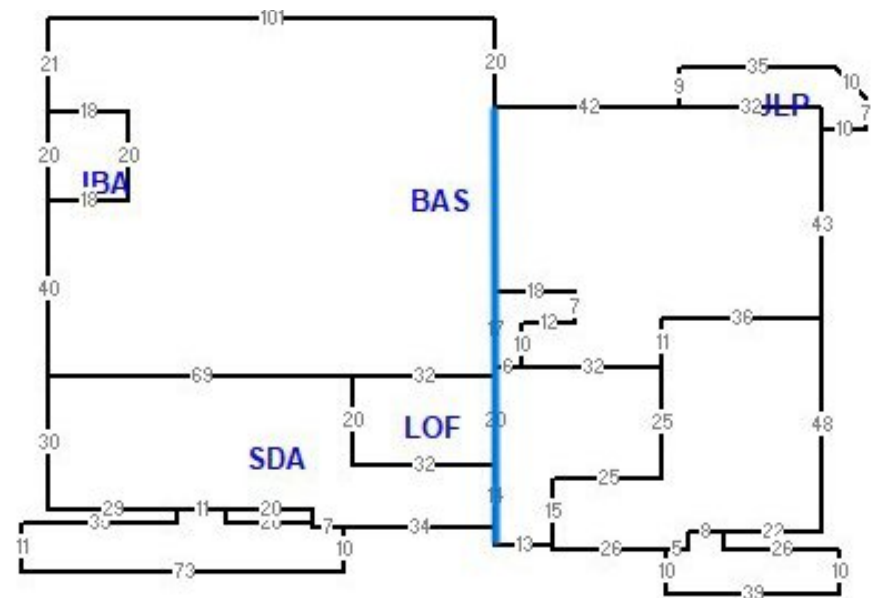
+1 904 861 1142  
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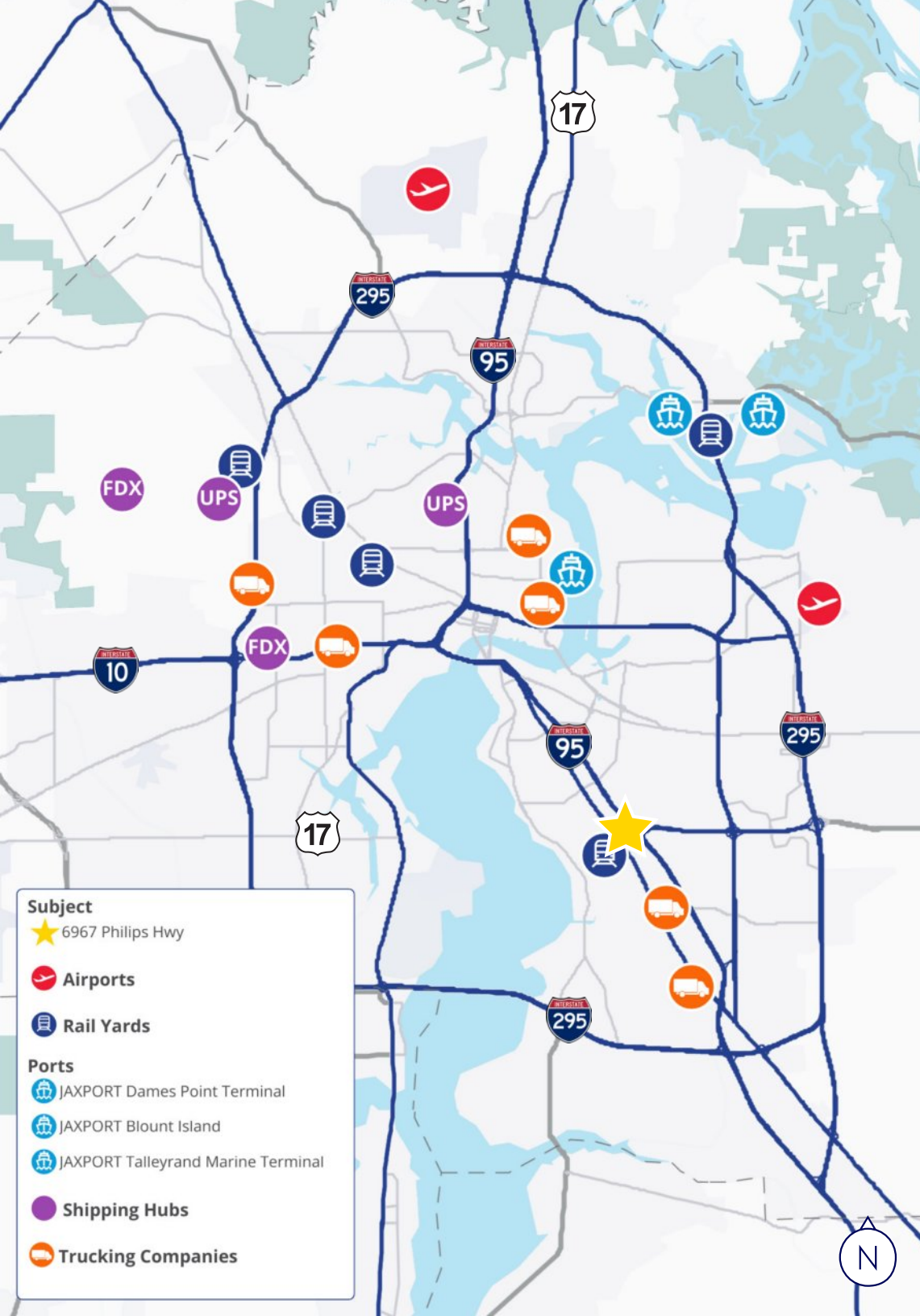
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76 S. Laura St., Ste. 1500  
Jacksonville, FL 32202  
+1 904 358 1206  
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# Property Highlights

<b>Address</b>	6967 Philips Hwy Jacksonville, FL 32216
<b>Submarket</b>	Southside
<b>Total Building SF</b>	7,600
<b>Outdoor Storage</b>	0.65 AC
<b>Warehouse SF</b>	4,688
<b>Office SF</b>	2,912
<b>Building Dimensions</b>	100'd x 76'w
<b>Clear Height (Warehouse)</b>	12'
<b>Load Type</b>	Rear
<b>Dock High Drive In</b>	DH - 1 (exterior dock with ramp) DI - 2
<b>Truck Court</b>	NA
<b>Sprinkler</b>	None
<b>WH Lighting</b>	Fluorescent
<b>Power</b>	200a 3p 4w
<b>Parking</b>	8 - 10
<b>Zoning Use</b>	CCG-2 Commercial
<b>Flood Zone</b>	Zone X
<b>Year Built</b>	1965
<b>Owner</b>	Kitchen USA
<b>Security</b>	Wooden fencing surrounding IOS piece
<b>Improvements</b>	New paving in the parking lot Updated roof as of 2024 1 bathroom with shower





## Location Overview

🛡️	Interstate 95	0.6 miles
	Interstate 295	5.5 miles
	Interstate 10	8.8 miles
🚚	FEC Intermodal Facility	0.6 miles
	CSX Intermodal Facility	19.2 miles
	Norfolk Southern Intermodal Facility	20.5 miles
✈️	Jacksonville Int'l Airport	23.0 miles
	JAXPORT   Talleyrand	10.7 miles
	JAXPORT   Dames Point	18.5 miles
🚢	JAXPORT   Blount Island	19.6 miles
	Port of Savannah	150 miles
	Port of Tampa	207 miles
	Port of Charleston	248 miles

## Business Friendly Environment

- Abundant regional labor pool with more than 3,000 exiting military members annually
- Total workforce of 872,000+
- Pro-growth local government
- Located in FTZ #64
- No state or local personal income tax
- No inventory tax



# Trade Area



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