

PERIMETER COMMERCE PARK

7818 Philips Highway, Jacksonville, FL 32256

**±4,534 SF
AVAILABLE
FOR LEASE**

- Signage on highly traveled Philips Highway
- Easy entrance and access along the highway
- Ample Parking in front of units
- Beautiful landscaping
- 18' Ceiling Height
- Power is 3 Phase, 1200 AMP Service

**LOCAL
MARKET
EXPERT**

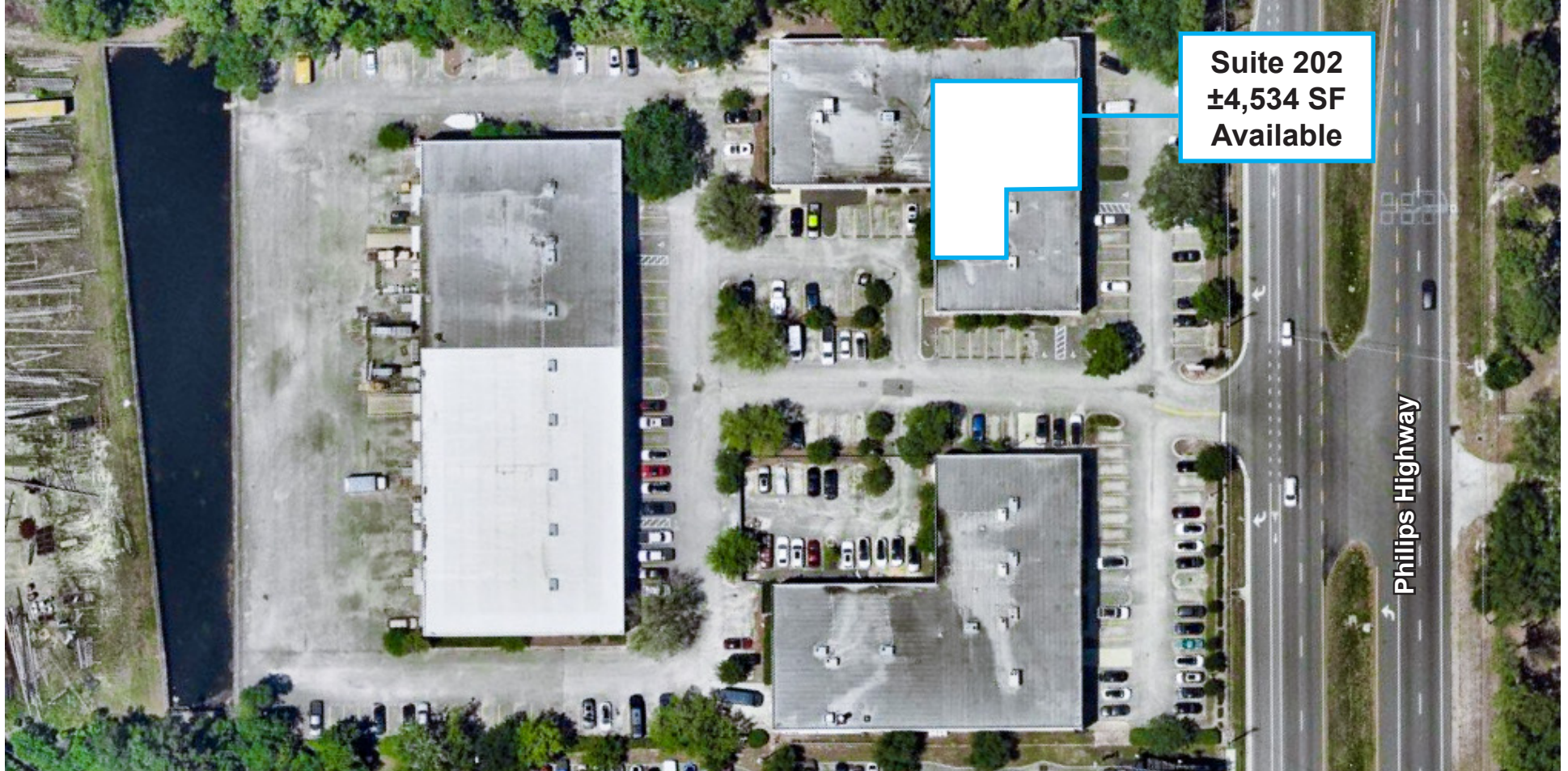
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PHOENIX REALTY GROUP

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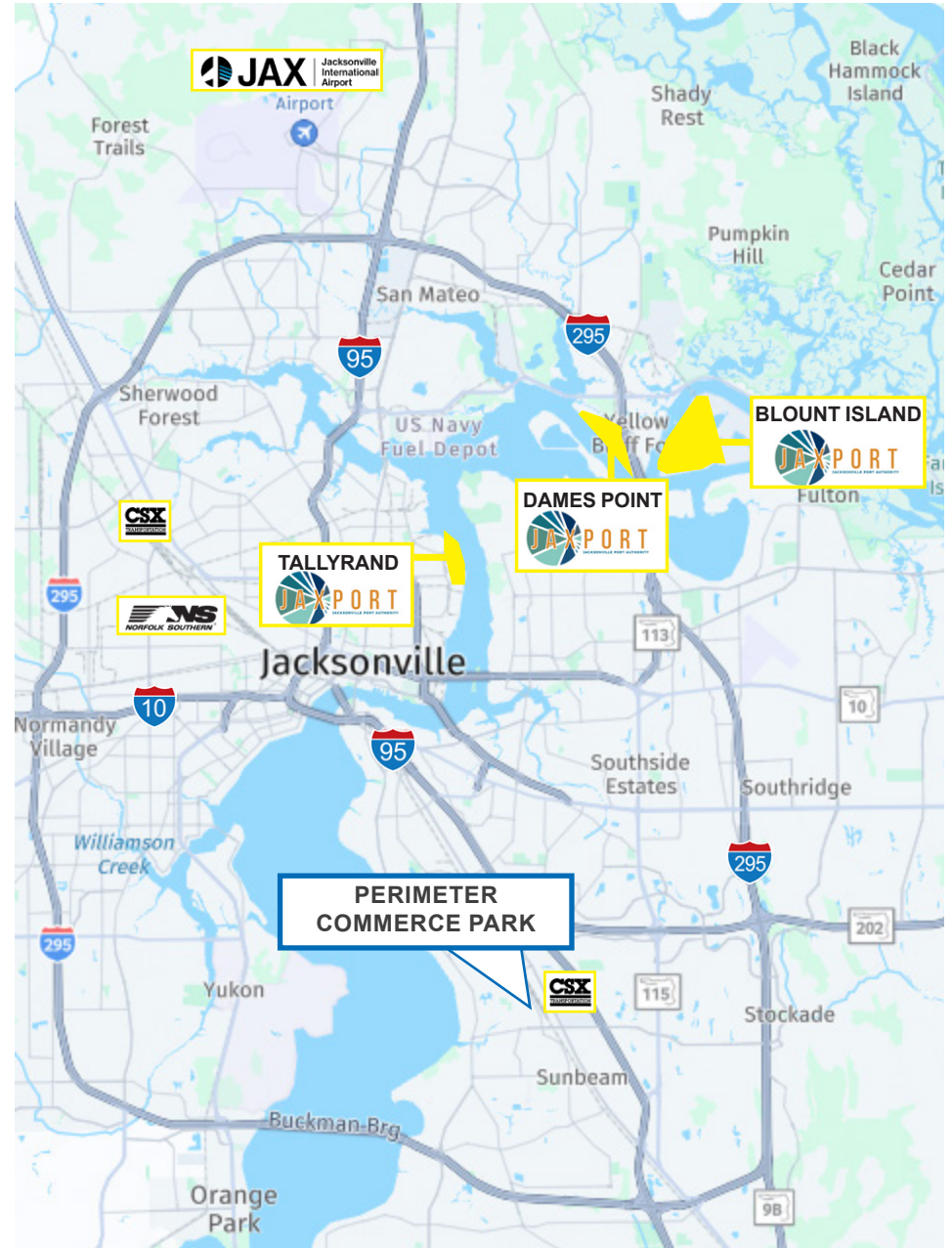
AVAILABLE SPACES

Perimeter Commerce Park | 7818 Philips Highway



CONVENIENT LOCATION





Perimeter Commerce Park | 7818 Philips Highway



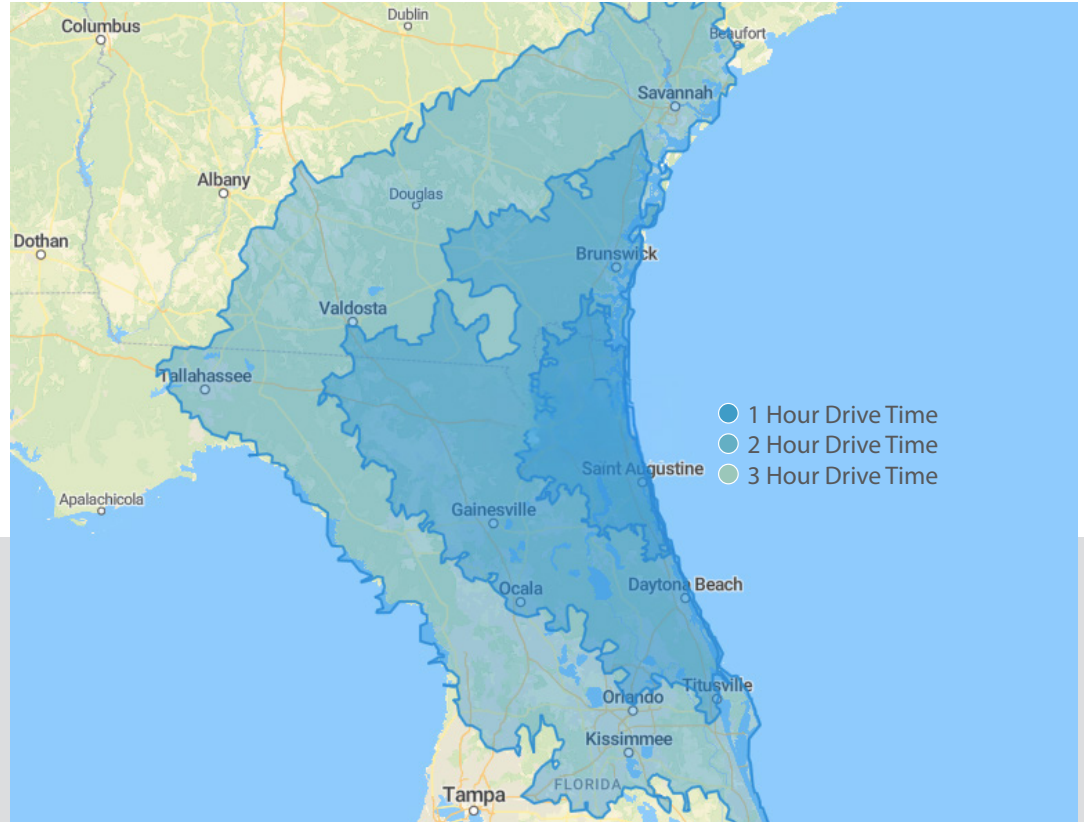
PROPERTY LOCATION

Perimeter Commerce Park | 7818 Philips Highway

Located within Jacksonville's highly desirable Southside office submarket, 7818 Philips Highway offers exceptional connectivity to the region's major transportation corridors, providing convenient access throughout Northeast Florida via J. Turner Butler Boulevard (SR-202), I-95, I-295, Southside Boulevard, Jacksonville International Airport, and Downtown Jacksonville.

Point of Interest	Time	Miles
 I-95	6 min	1.6
 I-295	11 min	4.8
 Jax International Airport	31 min	24
 Downtown Jax	15 min	9.4

- ✓ *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	7,459	84,463	191,692
2030 Population (Projected)	7,964	89,911	202,911
2025 Avg Household Income	\$93,029	\$92,245	\$96,685
2025 Median Age	40.6	37.2	38.1
2025 Households	3,172	37,629	83,309
Annual Growth 2025-2030	1.4%	1.3%	1.2%