

# **FOR LEASE**

**4051 Philips Highway  
Jacksonville, FL 32256**

**(+/-) 47,362 Square Feet**



- 3,200 sq. ft. – 25,080 sq. ft.
- Ideal for general office user with high density parking
- Dock high warehouse: 5,000/10,000/15,000/20,000 or 25,000 sq. ft.
- 21' Clear Height • Convenient to I-95
- Philips Highway frontage, one block south of Emerson Street
- Located within an Enterprise & Empowerment Zones
- Base Rent: \$10.00 p.s.f.; CAM: \$3.00 p.s.f.

**For more Information Contact:**

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