

# **FOR LEASE**

**4073 Philips Highway  
Jacksonville, FL 32207**

**(+/-) 19,800 Square Feet**



- Availabilities from 3,500 – 19,800 Sq. Ft.
- Zoned CCG-2, ideal for retail/medical/office
- Excellent Philips Highway frontage, one block south of Emerson St.
- Central location provides fast and efficient access to I-95 and Jacksonville submarkets
- Located within Enterprise & Empowerment Zones
- +/- 2,000 AMP electrical service
- Pylon signage, 40,000 +/- daily traffic count
- Base Rent: \$5.00 p.s.f.; CAM: \$3.00 p.s.f.

**For more Information Contact:**

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