

***FOR LEASE***  
**8750 Philips Hwy.**  
**Jacksonville, FL 32256**



- 52,808 +/- Sq. ft. of office/warehouse space  
(49,280 sq. ft. of warehouse, 3,528 sq. ft. office)
- 23' clear span ceiling height, w/32' column spacing
- 800 Amp Service, 3 Phase power w/step down transfer and an additional 480 Amp Service with 3 Phase power
- Category Type V Construction
- Two (2) overhead cranes (ten ton & five ton) may stay
- Three (3) 14'x14' overhead, roll-up doors, grade level with dock high access ramp w/one (1) 10'x10' grade level roll-up door
- Truck yard with rail access
- IL Zoning, 4.90 acres
- Lease Rate: \$5.75 p.s.f. NNN

*For more Information or  
Appointment Contact:*

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