

# PHILIPS BUSINESS CENTER

Bldg 2 | 7662 Philips Highway, Suite 33-36 | Jacksonville, Florida



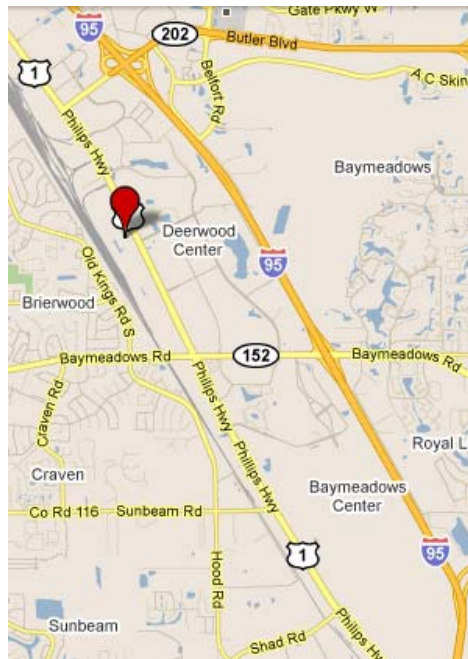
**12,500 SF  
AVAILABLE**

**Great Southside  
Location with  
Excellent Access  
to I-95 and US1**

**SHOWROOM & WAREHOUSE SPACE FOR LEASE**

## PROPERTY FEATURES

- Available: 12,500 SF
- Asking rate: \$4.00 NNN base rent
- CAM: \$1.49 PSF (2011 Est.)
- 20' clear height
- Zoning: IL
- Wet sprinkler system
- 5 dock doors
- 3-phase power
- End cap showroom entrance
- Can be as large as 20,850 SF
- Located on the Southside of Jacksonville



**For Leasing  
Information Contact:**



Hallmark Partners, Inc.  
6675 Corporate Center Pkwy., Suite 100  
Jacksonville, Florida 32216  
P. 904.363.9002 | F. 904.363.0098  
www.hallmarkpartners.com

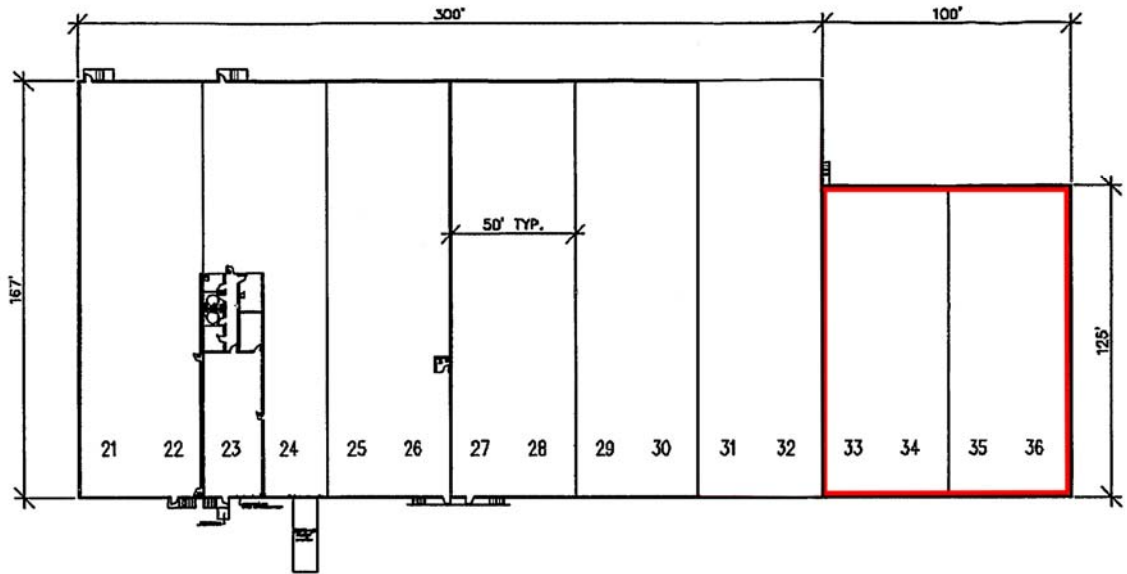
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P. 904.363.9002

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## Showroom & Warehouse Space For Lease

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**HallmarkPartners**  
BUILDING RELATIONSHIPS.

**EASTGROUP**  
PROPERTIES

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A full commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to a cooperating broker who consummates a sublease which is unconditionally executed and delivered by and between sublandlord and subtenant. (A copy of the rates and conditions referred to above are available upon request.) No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.