

PHILIPS BUSINESS CENTER

Bldg 2 | 7662 Philips Highway, Suite 25-26 | Jacksonville, Florida



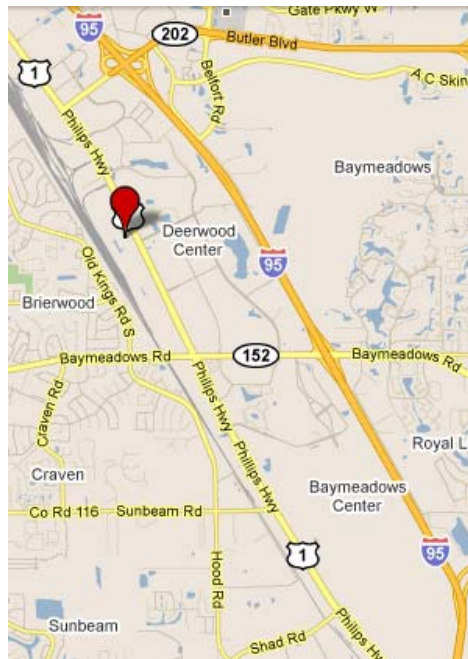
**8,350 SF
AVAILABLE**

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

WAREHOUSE SPACE AVAILABLE FOR LEASE

PROPERTY FEATURES

- Available: 8,350 SF
- Asking rate: \$4.00 NNN base rent
- CAM: \$1.49 PSF (2011 Est.)
- 20' clear height
- Zoning: IL
- Wet sprinkler system
- 2 dock doors
- 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

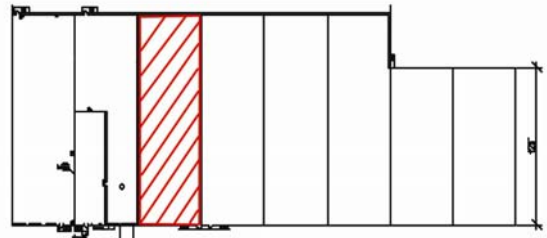
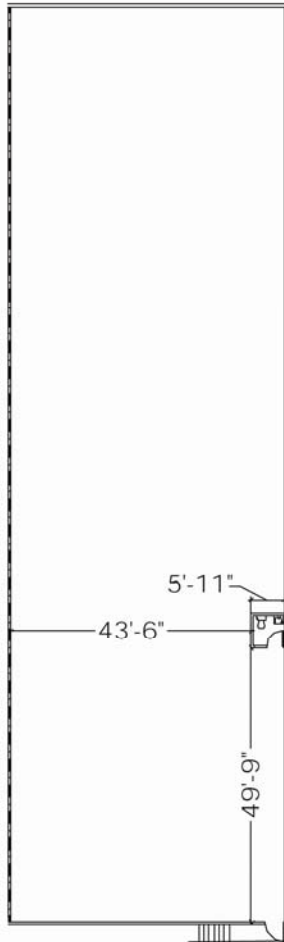
Patrick Thornton
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Christian Harden
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P. 904.363.9002

Philips Business Center

Warehouse Space Available For Lease

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HallmarkPartners
BUILDING RELATIONSHIPS.

EASTGROUP
PROPERTIES

Patrick Thornton
pt@hallmarkpartners.com
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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.