

Industrial Space | For Lease

3261 Philips Hwy | Jacksonville, FL 32207

CBRE

±35,000 SF on 5.05 Acres



For More Information, Please Contact:

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First Vice President

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Summary

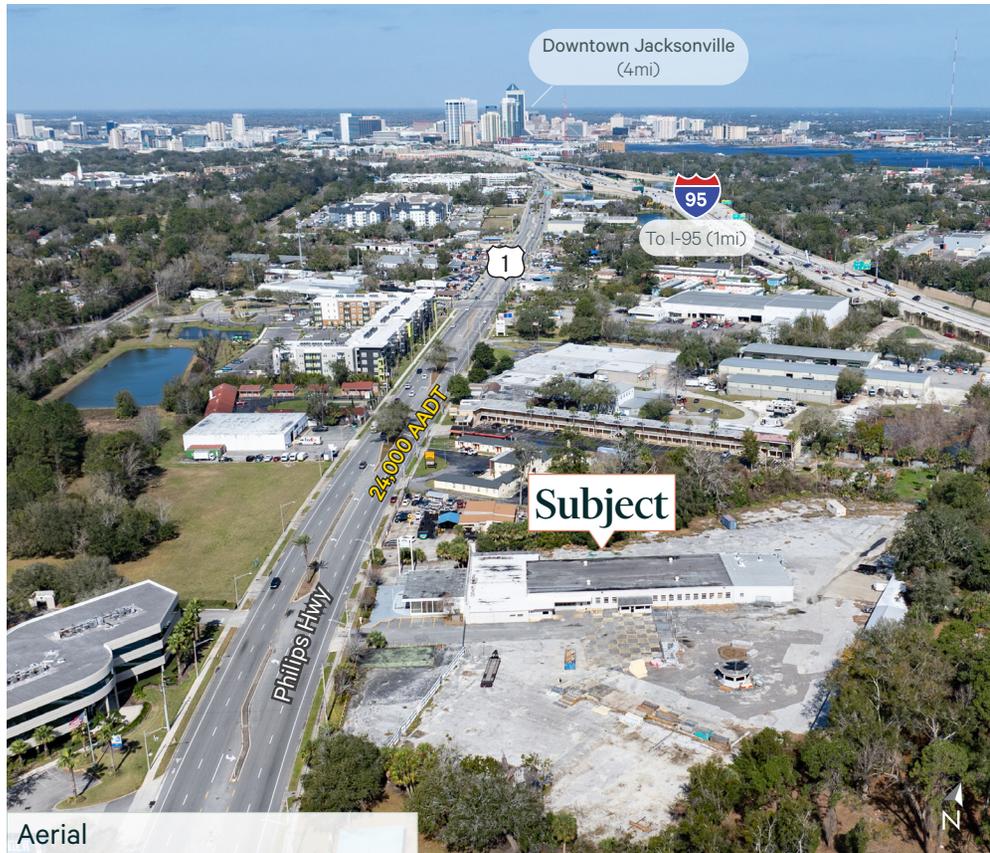
Building Size	±35,000 SF
Lot Size	±5.05 AC
Warehouse Size	29,809 SF
Office Size	5,000 SF
Utilities	City of Jacksonville water/sewer & JEA electric
Outside Storage	±4 Acres
Power	800 AMPS
Loading	3 Grade Level Doors
Fire Suppression	Wet Pipe Sprinkler System



Key Highlights

- **The site** includes a mix of office, showroom, and warehouse spaces, making it ideal for various business operations, and offers a strategic location with comprehensive amenities. Historically the site has been ideal for equipment rental, contractors and building supply companies.
- **Accessibility:** Conveniently located just 1 mile from I-95, downtown Jacksonville, and I-10
- **Strong Demand:** Jacksonville's industrial market has seen robust leasing interest, driven by the success of JAXPORT, Florida's largest container port

Property Photos



Aerial

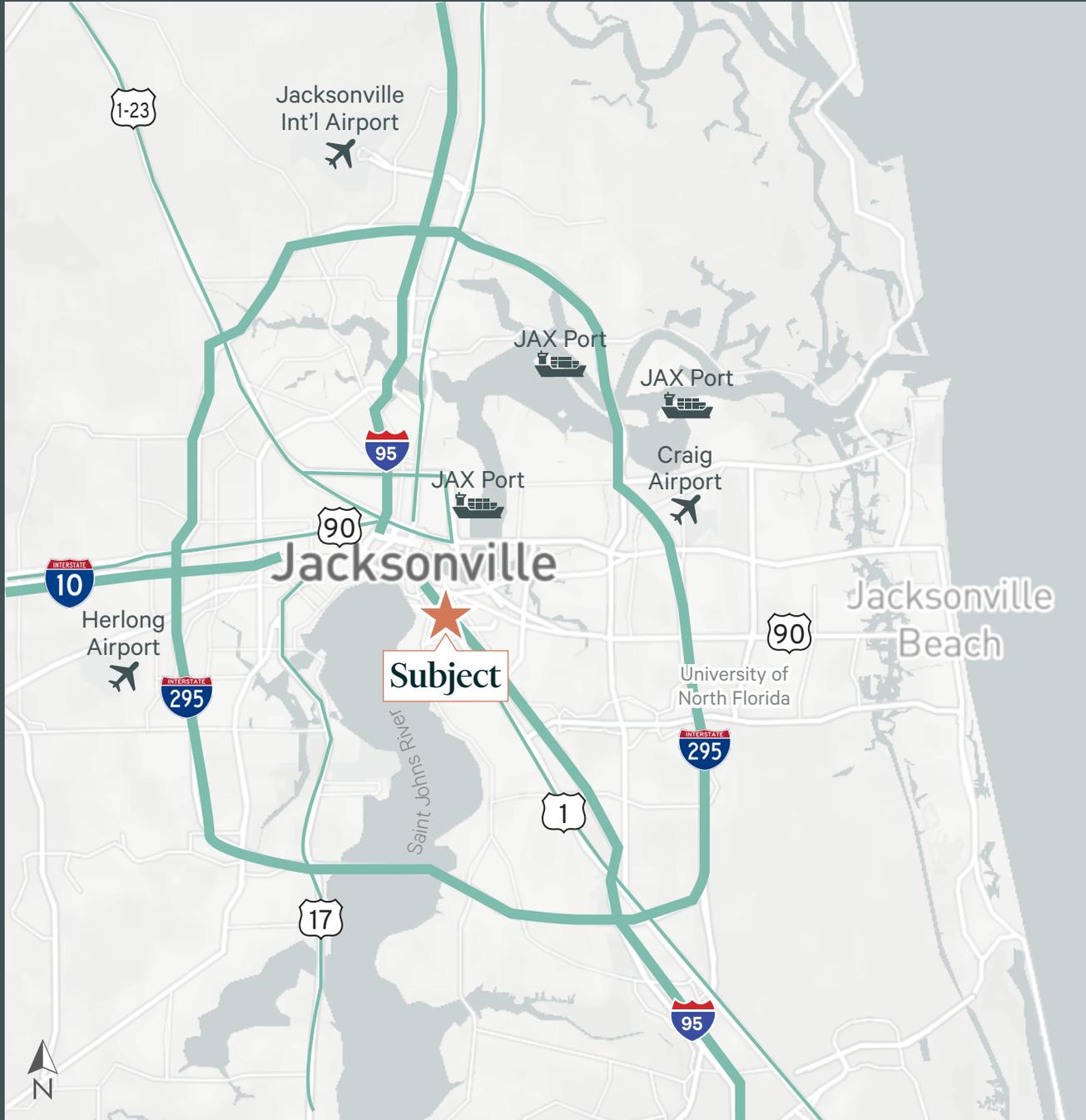


Exterior/Showroom



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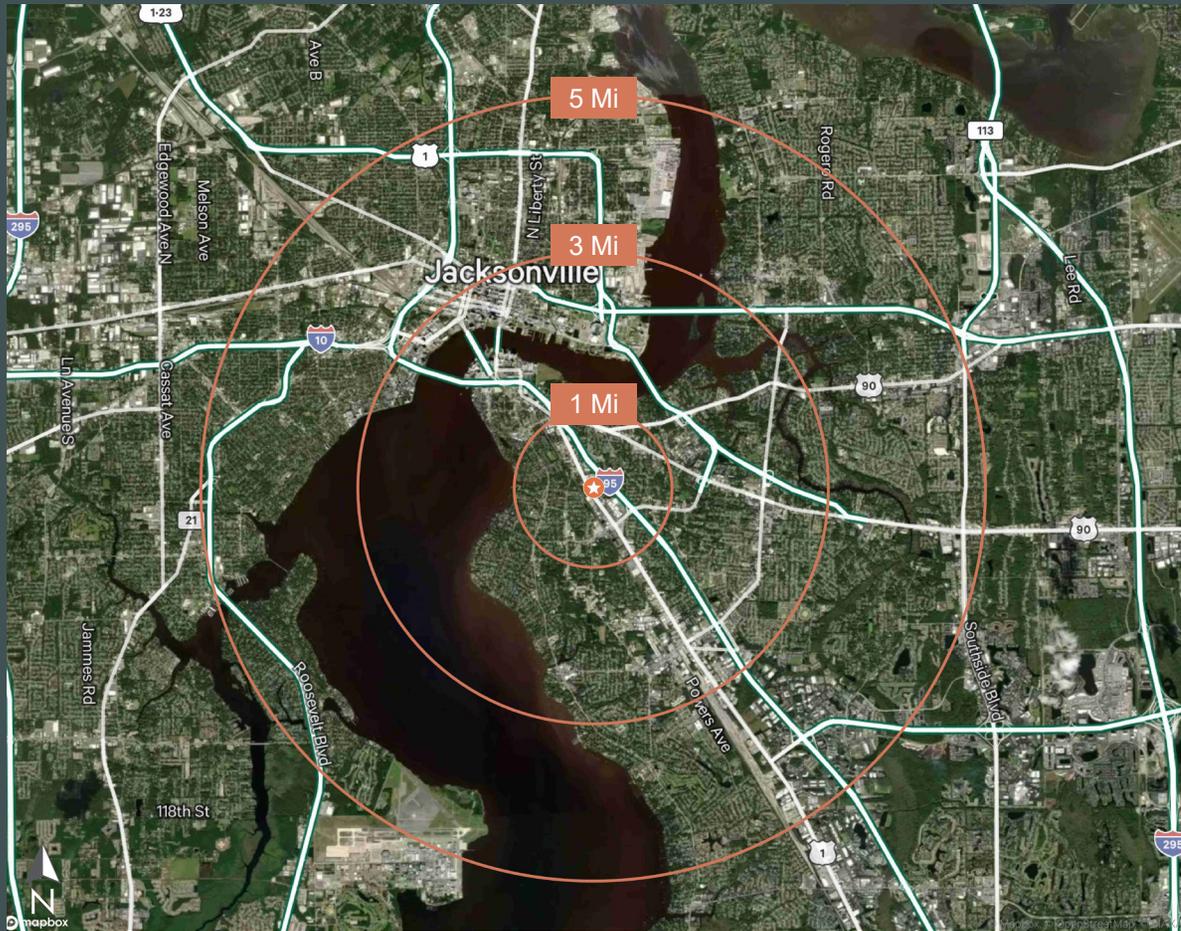
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Points of Interest	Distance
I-95	3 min / 1.0 mi
I-10	8 min / 5.8 mi
Jax Talleyrand Terminal	12 min / 7.2 mi
CSX Intermodal Terminal	18 min / 14.1 mi
Jax International Airport	18 min / 17.9 mi
I-295	22 min / 20.4 mi
Orlando	2 hr 30 min / 140 mi
Savannah	2 hr 30 min / 143 mi
Tampa	3 hr 40 min / 201 mi
Atlanta	4 hr 50 min / 347 mi
Miami	5 hr 40 min / 350 mi

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Key Metrics	1 mi	3 mi	5 mi
Population	13,243	65,993	206,426
Annual Population Growth Rate	1.22%	1.22%	0.69%
Businesses	832	7,530	15,363
Employees	6,976	100,103	184,879
Housing Units	6,261	32,032	98,458
Avg Household Income	\$73,456	\$87,623	\$85,581
Median Age	38	40	38

The site is in an exceptional location for businesses in the manufacturing and logistics sectors. Situated in the heart of Jacksonville, this site offers unparalleled access to the city's robust infrastructure. The proximity to JAXPORT, a 47-foot deep-water port, ensures seamless international trade and efficient shipping logistics.

Additionally, 3261 Philips Hwy provides easy access to major transportation routes, including I-95 and I-10, facilitating efficient connectivity to regional and national markets. Jacksonville's strong population growth, with an increase of over 23% between 2010 and 2023, has created a vibrant labor market and heightened consumer demand, making it an ideal location for industrial operations.

Jacksonville's strategic infrastructure, economic vitality, and growth potential make 3261 Philips Hwy a prime location for businesses looking to thrive and expand.

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