

For Lease

6873 PHILIPS INDUSTRIAL BOULEVARD



6873 Philips Industrial Boulevard Jacksonville, FL 32256



Property Description

- Twenty four private offices, most with windows
- Built in desks in offices
- Conference room and reception area
- High speed fiber internet available
- Private wooded lot behind the property

Offering Summary

Lease Rate:	\$21.00 SF/yr (Gross modified)
Available SF:	8,600 SF
Building Size:	8,600 SF

CONTACT

Advisor

Duke Addison, MBA
904.838.6804
daddison@acrei.com

Office

Addison Commercial Real Estate, Inc.
6821 Southpoint Dr. N. Suite 223
904.838.6804 | www.acrei.com

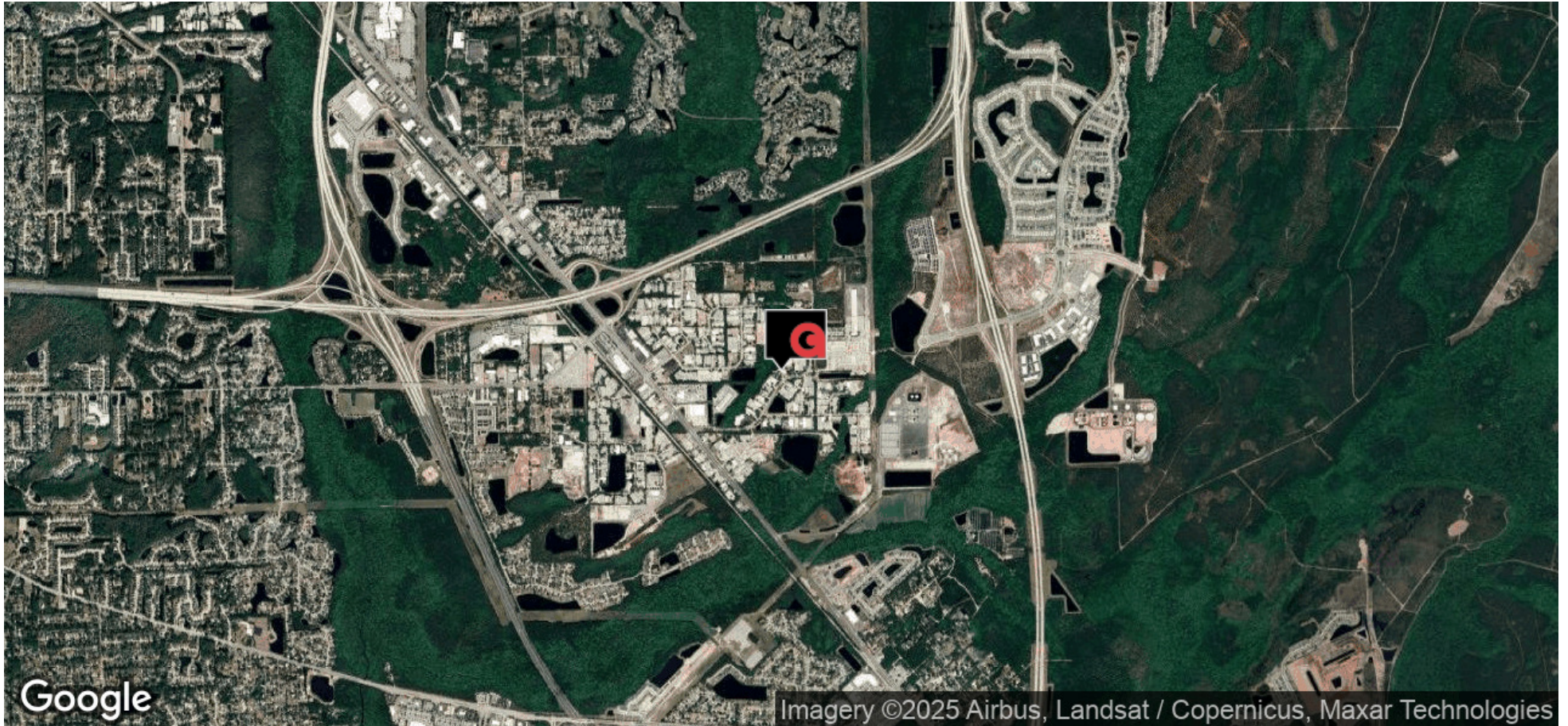


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Offering Summary

Lease Rate:	\$21.00 SF/yr (Gross Modified)
Building Size:	8,600 SF
Available SF:	8,600 SF

Property Overview

This versatile prefabricated metal building, constructed in 2000, features twenty-four private offices, most with windows and built-in desks, a conference room, and a reception area. High speed fiber internet is available, making it a ready to use professional workspace. The building sits within a professional business park environment on Phillips Industrial Blvd with a mix of office flex and light industrial buildings nearby. A video walk-through is available. Tours are by appointment.

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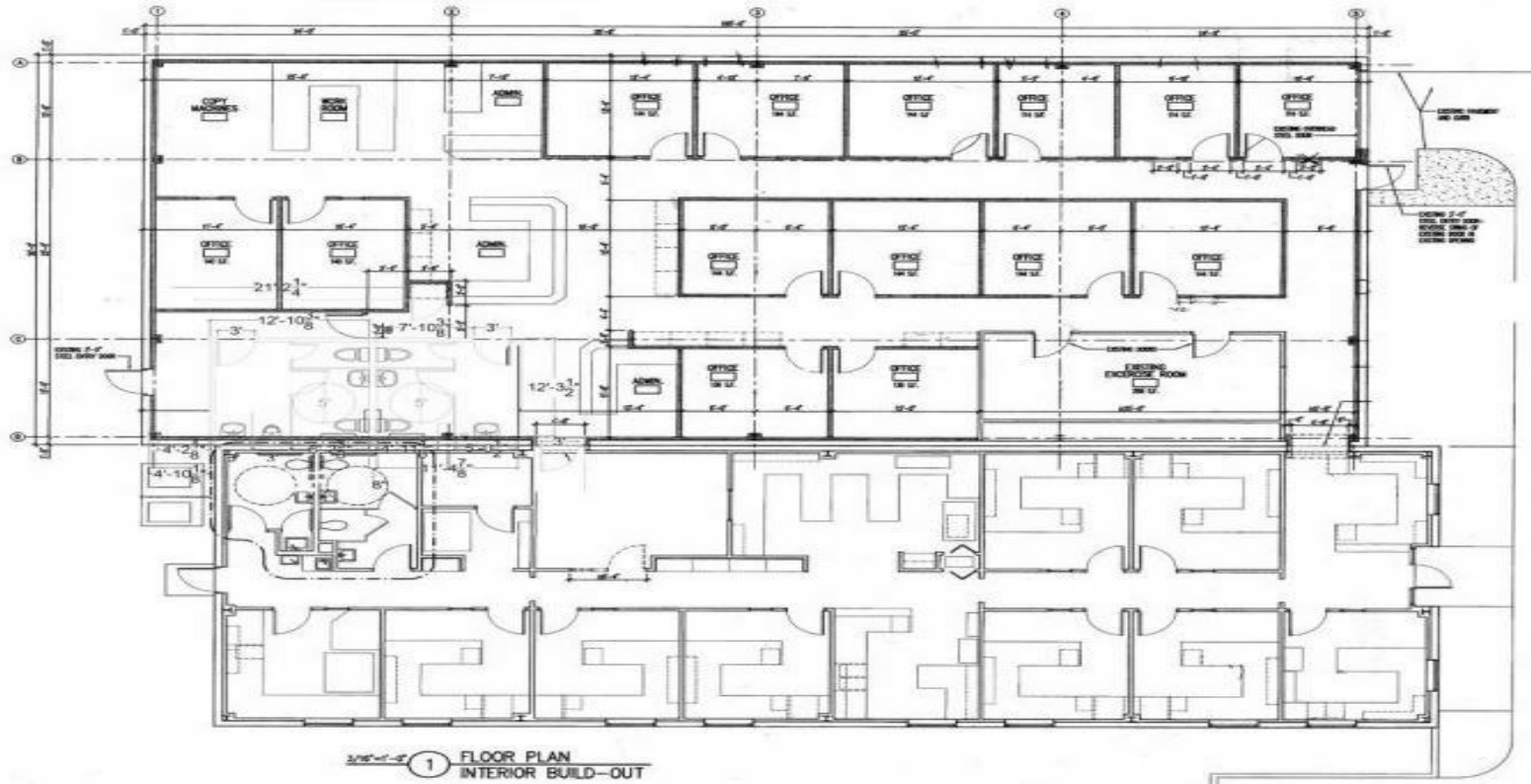


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Location Information

Street Address 6873 Philips Industrial Boulevard

City, State, Zip Jacksonville, FL 32256

Target Industry

Finance, accounting, and insurance operations. Technology, software, data, GIS, and managed IT teams Professional services including legal admin, consulting, architecture and engineering admin Healthcare administration and back office support Education and training administration and corporate learning teams Government and non profit administration Customer support and inside sales groups

Building Information

Building Class B

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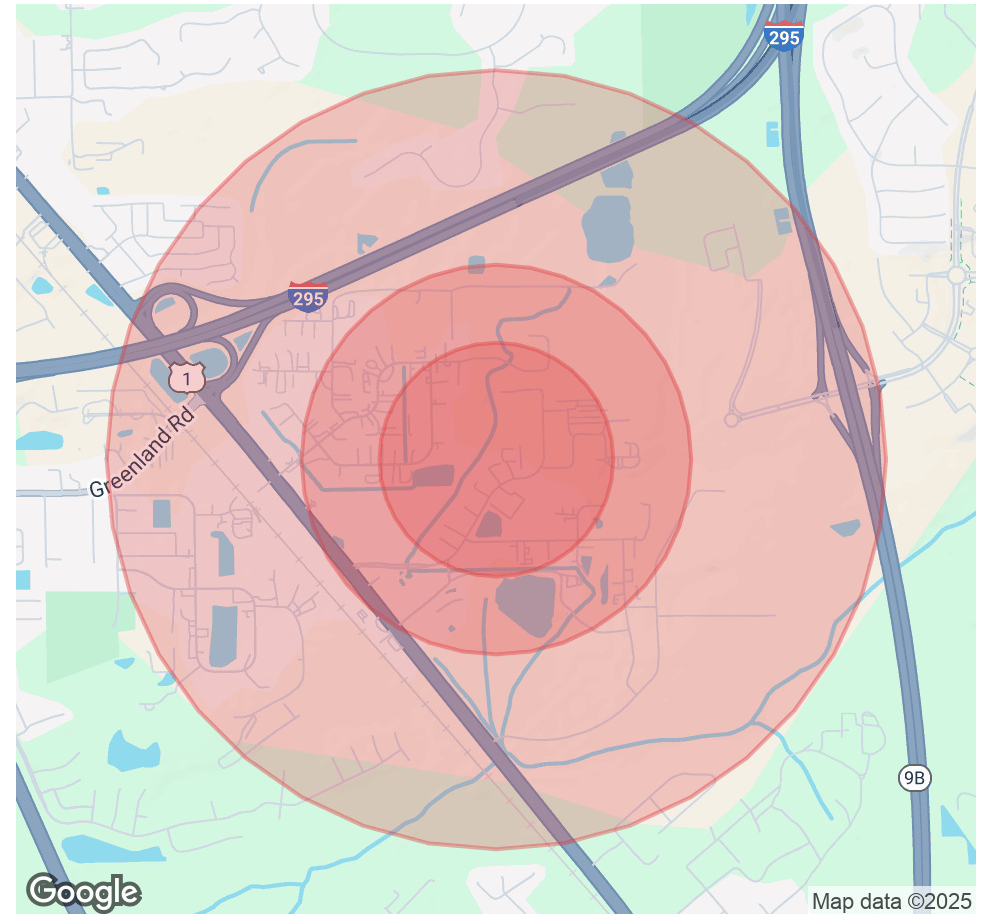


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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	18	37	1,803
Average Age	37	37	41
Average Age (Male)	36	36	40
Average Age (Female)	38	38	42

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	7	15	727
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$120,170	\$120,170	\$133,535
Average House Value	\$381,873	\$381,873	\$430,159

Demographics data derived from AlphaMap



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Business Park Highlights

Professional business park setting along Phillips Industrial Blvd.

3 miles south of the Avenues

Mix of single story office, flex, and light industrial buildings

Well kept grounds with a quiet weekday environment

Quick connections via Philips Hwy US 1, I 95, and I 295

Near everyday amenities including dining on Philips Hwy and Southside Blvd, The Avenues Mall, and hotels at Southpoint

Surrounding users include First Coast Supply, ITEL Laboratories, Frito-Lay Distribution, USPS Baymeadows DDC, Sunbelt Rentals, QUADMED, Invotec International, and CWS Source.

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