

# INDUSTRIAL PROPERTY FOR LEASE

## 7380 Philips Hwy, Building 200, Suite 204, Jacksonville, FL 32256

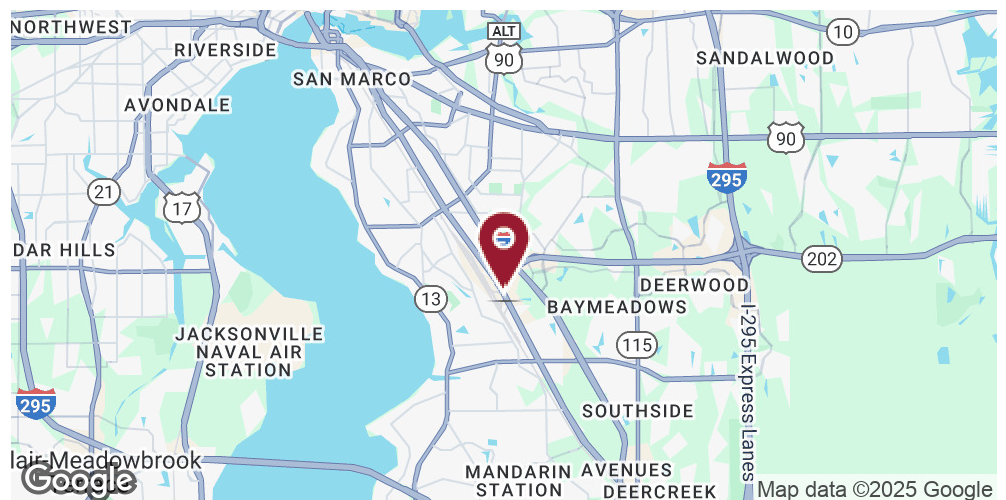


### OFFERING SUMMARY

Available SF:	16,800 SF
Warehouse SF:	15,900± SF
Office SF:	900± SF
Zoning:	IH
Ceiling Height:	23'-25'±
Dock-high Doors:	3
Loading Ramp:	1
Sprinkled	Yes
Lease Rate:	\$11.85 PSF, NNN

### LOCATION OVERVIEW

Pine Street / RPS, LLC proudly offers 16,800± SF industrial heavy warehouse space within the West Philips Business Center. Located on Philips Highway, less than 1 mile from J-Turner Butler, the space provides excellent access to Downtown Jacksonville and all major highways.



**Mark Wainwright**

904.398.1044 / mwainwright@pinestreetrps.com

Pine Street/RPS / 904.398.1044 / 2650-2 Rosselle Street, Jacksonville, FL 32204 / pinestreetrps.com

Information provided is deemed accurate, but subject to errors and/or omissions.



Pine Street / RPS

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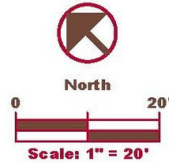
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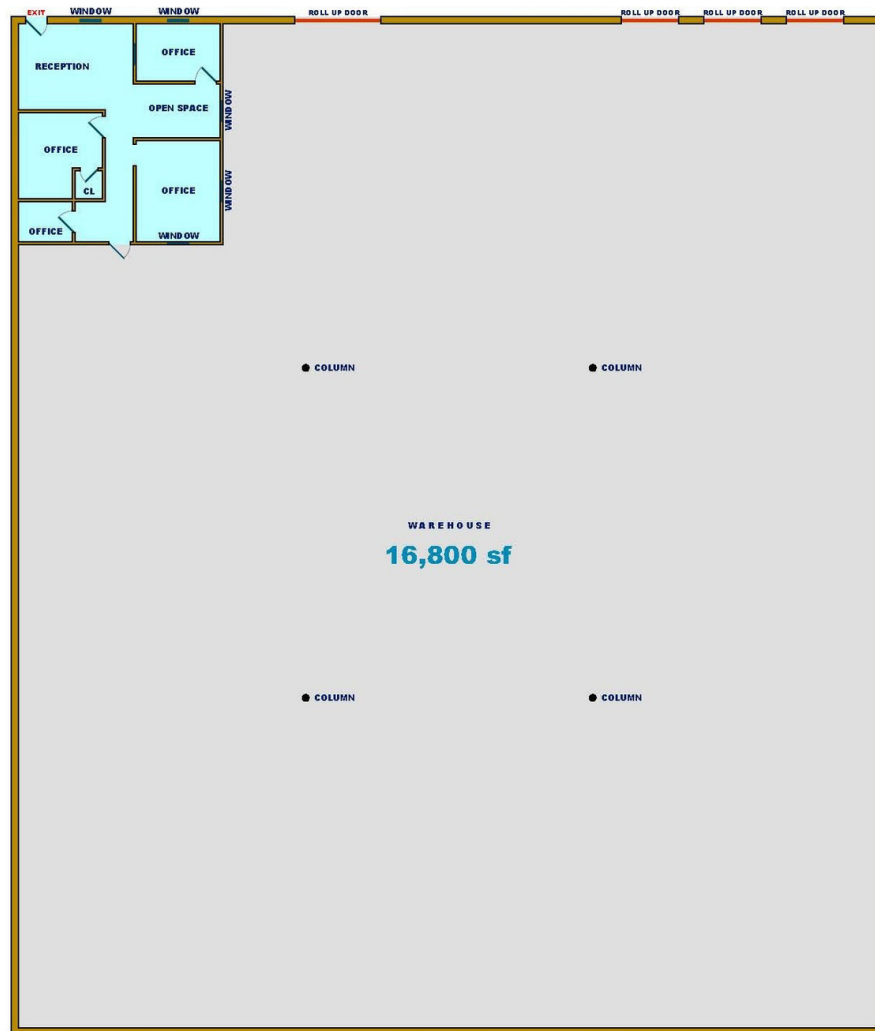


**Building Key**



**Pine Street / RPS**

2650-2 Rosselle Street  
Jacksonville, FL 32204  
904.398.1044



Dimensions shown are to the nearest TENTH of a foot.  
Use labeled dimensions, NOT scaled.  
Some dimensions will not scale due to undetectable-  
UN-SQUARE & VARIED wall thickness.

TLS PLANNING & DESIGN

### 7380 Philips Highway Building 200 - Unit 204

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