

**FOR LEASE**  
**6334 Philips Highway**  
**Jacksonville, FL**

**Available Space:**  
2,400± -7,200± square feet  
2,400± sf bays

**Zoning:**  
IL (Industrial Light)

**Loading:**  
Grade Level Doors

**Utilities:**  
City Water & Sewer

**Ceiling Height:**  
20'-23'8"

**CAM Charge:**  
\$1.50 psf

**Lease Rates:**  
\$3.50 psf, NNN-Units 103-105  
\$6.50 psf, NNN-Unit 204

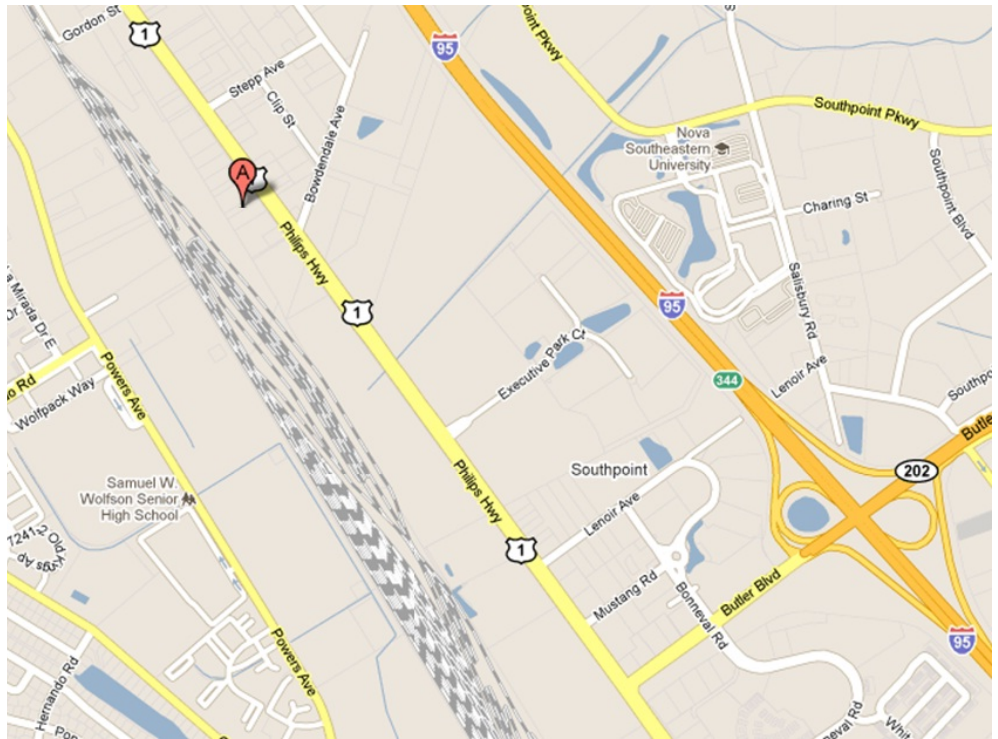
**Comments:**

The complex is located on Philips Highway between JTB and University Blvd. Units 103-105 is bulk warehouse space and Unit 204 has a small office.



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

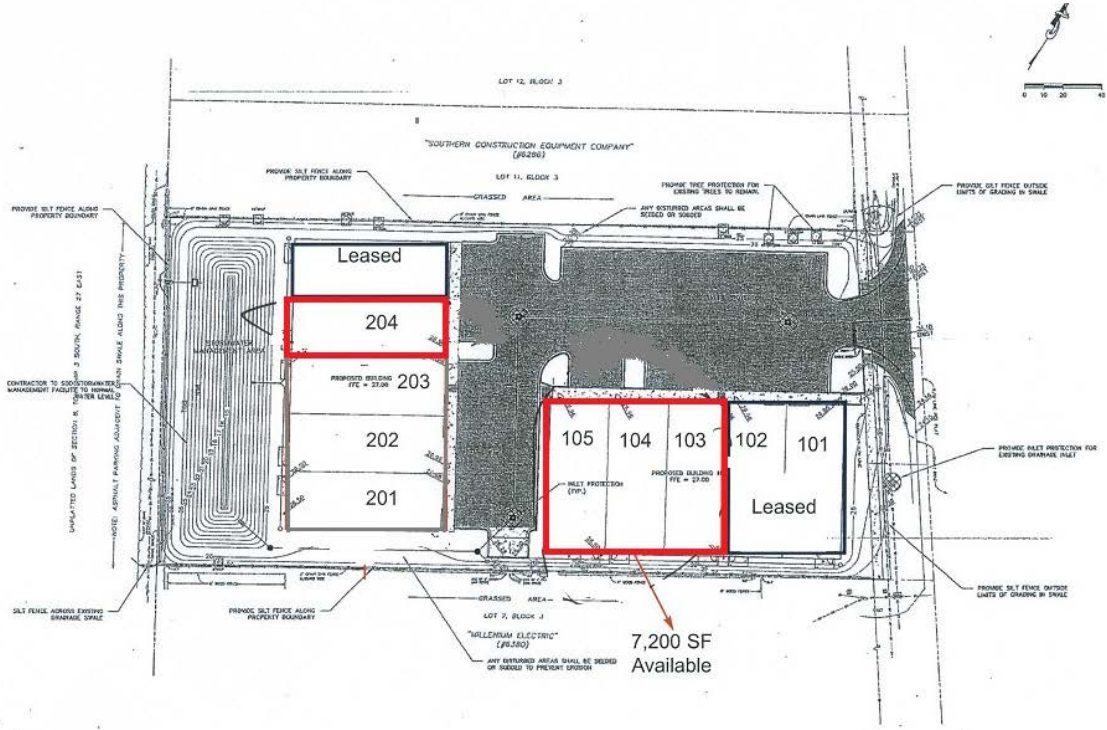
**FOR LEASE**  
**Office/Warehouse Units**

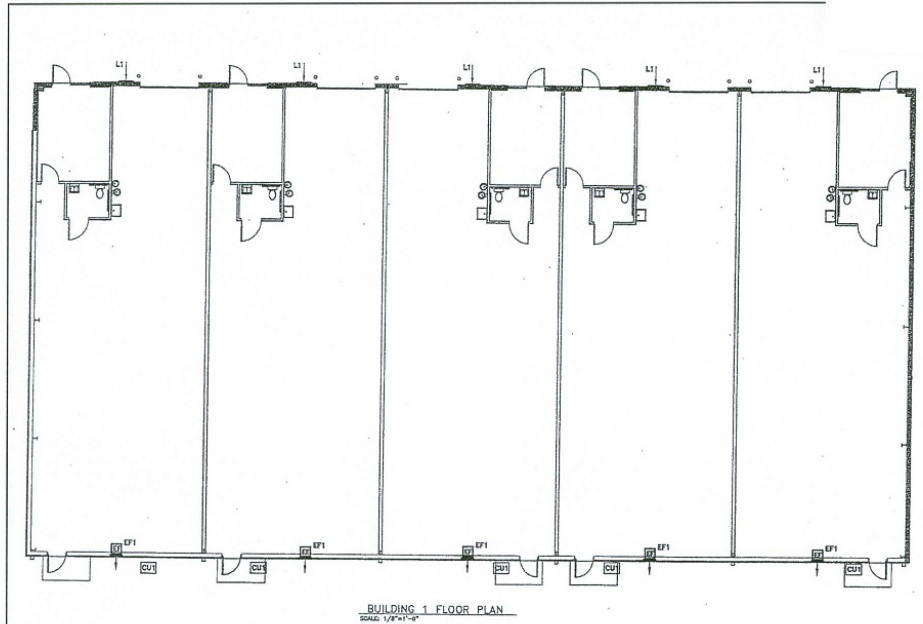


**Contact:** Mark Wainwright

Pine Street/RPS, LLC  
Office: 904.398.1044  
Fax: 904.396.2545  
e-mail: [mwainwright@pinestreetrps.com](mailto:mwainwright@pinestreetrps.com)

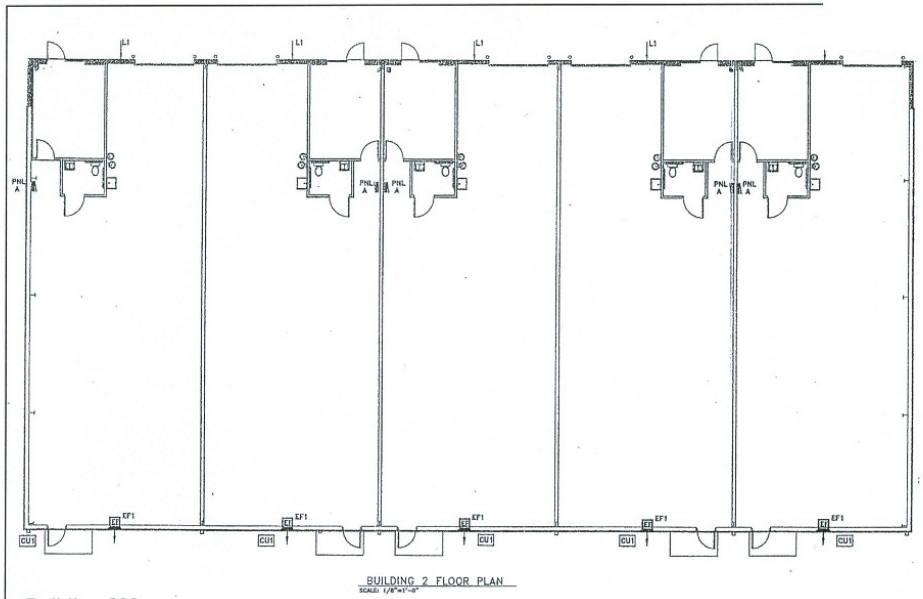
1923 Southampton Road  
Jacksonville, FL 32207  
[www.pinestreetrps.com](http://www.pinestreetrps.com)





**Building 100**

Water, sewer and electric are stubbed to the front of each unit where the 10' x 16' office and bathroom are planned. Outside the building the electrical service panel boxes and one meter is installed



**Building 200**

Water, sewer and electric are stubbed to the front of each unit where the 10' x 16' office and bathroom are planned. Outside the building the electrical service panel boxes and one meter is installed