




# For lease

Exchange South - Bldg. 200  
9143 Philips Hwy.  
Jacksonville, FL

 **JLL** SEE A BRIGHTER WAY

Jones Lang LaSalle Brokerage, Inc. A licensed real estate broker.

# Exchange South Building 200



38,620 s.f. single-story flex/  
industrial building built in 1990,  
renovated in 2019



Zoned IL



Frontage on Philips Hwy.  
(US-1) with easy access to  
I-95 and I-295



Situated on Jacksonville's  
southside in an area with  
minimal industrial vacancy



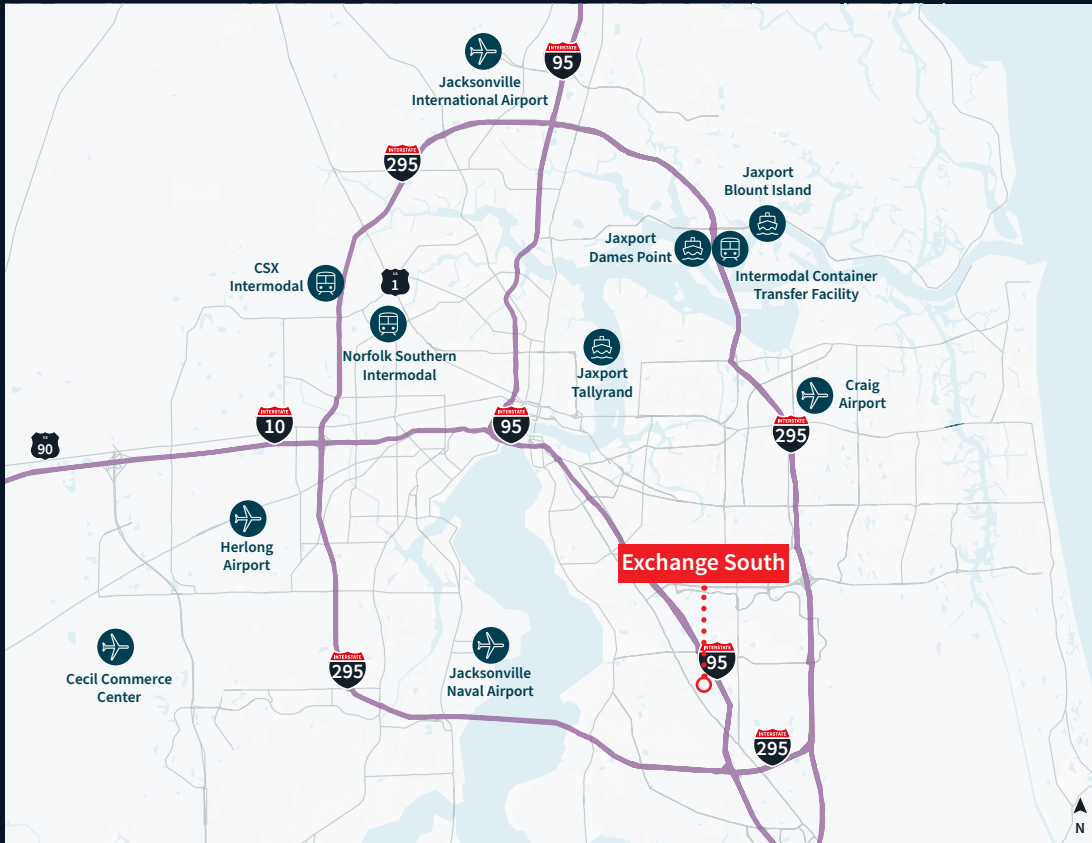
Exchange South 200 offers 17,637 square feet of industrial/flex space in Jacksonville's highly sought-after Southside market. This prime location provides exceptional connectivity with quick access to major transportation corridors including US-1, I-95, and I-295, ensuring efficient logistics and distribution capabilities. Situated in an area characterized by low industrial vacancy rates, this space presents an excellent opportunity for businesses seeking flexible industrial accommodations in one of Jacksonville's most accessible and dynamic commercial districts.

Suite 200



<b>Building size</b>	38,620 s.f.	<b>Loading</b>	Rear load
<b>Available s.f.</b>	17,637 s.f.	<b>Dock doors</b>	6 dock high doors
<b>Type</b>	Flex/industrial	<b>Climate controlled</b>	100% HVAC
<b>Warehouse s.f.</b>	14,127 s.f.	<b>Auto parks</b>	4.0/1,000 s.f.
<b>Truck court</b>	135' - Shared	<b>Zoning</b>	IL

# Drive times



<b>I-95</b>	1.5 miles/5 min
<b>I-295</b>	2.9 miles/6 min
<b>Downtown Jacksonville</b>	11.8 miles/18 min
<b>Jacksonville International Airport</b>	27 miles/32 min
<b>JAXPort</b>	130 miles/2 hours
<b>Orlando</b>	130 miles/2 hours
<b>Savannah</b>	152 miles/2 hours
<b>Tampa</b>	210 miles/3.5 hours
<b>Miami</b>	340 miles/5.5 hours
<b>Atlanta</b>	340 miles/5.5 hours

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