



# For lease

Exchange South  
9143 Philips Hwy.  
Jacksonville, FL 32256

 **JLL** SEE A BRIGHTER WAY

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

## Property overview



**Five building, ±194,400 s.f.** flex/  
office/medical park with dock high  
and grade level doors



**Single story buildings** with  
private entrances



**Frontage on Philips Hwy** with  
quick access to area amenities  
and major area roadways



**Zoned IL** making Exchange  
South ideal for a variety of  
industries and business needs  
including medical, office,  
industrial and flex



**Built in 1990**, renovated in 2019



Photo provided by CoStar

**17.66**

acres

**5**

Building park

**18'**

ceiling height

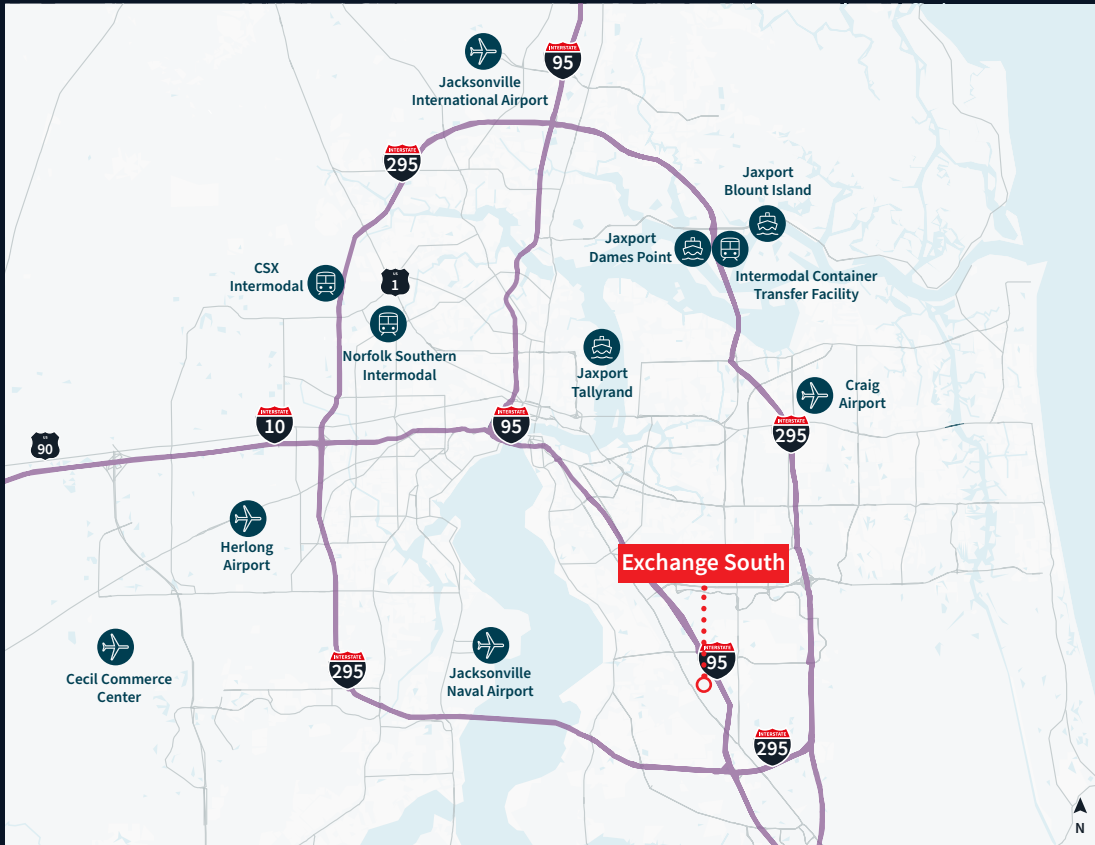
# Available

Exchange South offers approximately 43,695 square feet of high-quality industrial, flex, office, and medical space in Jacksonville, Florida, with flexible configurations ranging from 2,000 to 24,000 square feet to accommodate businesses of all sizes. The versatile spaces support warehouse, distribution, light manufacturing, office, and medical operations, while the strategic Jacksonville location provides excellent connectivity to major transportation corridors throughout Northeast Florida. Whether you need compact flex space, professional office suites, specialized medical facilities, or expansive distribution centers, Exchange South delivers modern infrastructure and operational efficiency in one of Florida's key commercial markets.



Building	Suite #	Size	Type	Warehouse	Loading
100	120	2,058 s.f.	Flex	±600 s.f.	Grade level
200	200	17,637 s.f.	Flex	±800 s.f.	Dock high
400	480	6,415 s.f.	Office	±700 s.f.	Grade level
500	540,550,555	4,000 - 24,000 s.f.	Office	Warehouse available	Grade level





## 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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