

# FOR SALE

**3372 Philips Highway**



**30,066 Square Foot Industrial Warehouse**  
**4,788 Square Foot Office**

- Currently a window fabrication facility
- Situated on approximately 3.34 acres of land
- Grade level, 21' clear ceilings, clear span
- 5 - ton tram rail hoist
- Additional storage sheds not part of SF
- Zoned CCG-2
- City water and sewer
- 1/2 mile north of Emerson St., 1 mile from I-95
- For sale at \$1,350,000.00

**office**

**industrial**

**retail**

**property  
management**

**development**

**investment**

***For more Information***  
**Contact:**  
**Bob Knight**  
**(904) 354- 1789 ext. 18**



118 West Adams Street  
Jacksonville, Florida 32201  
office 904.354.1789  
fax 904.354.2445

**[www.acrei.com](http://www.acrei.com)**