



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

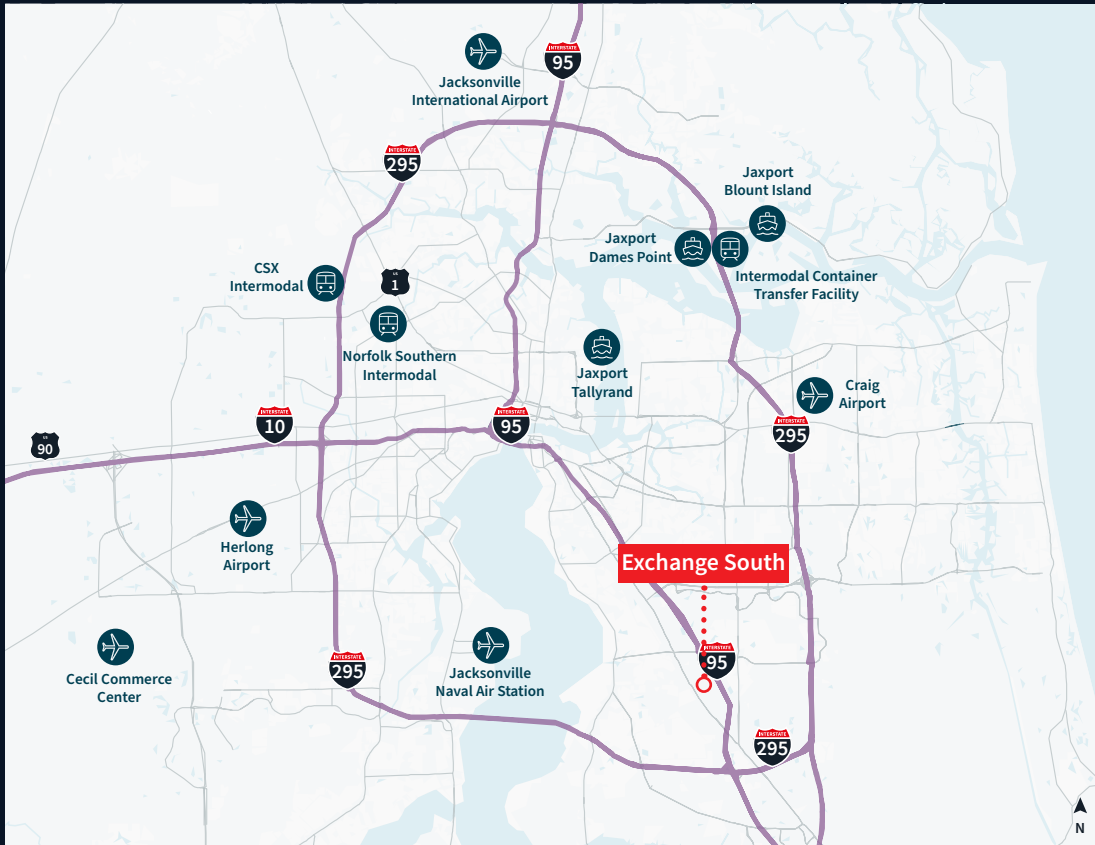
Available

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	180	2,445 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

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

Preston Phillips
Senior Vice President
 preston.phillips@jll.com
 +1 904 559 3916

Ross Crabtree
Managing Director
 ross.crabtree@jll.com
 +1 904 559 3915