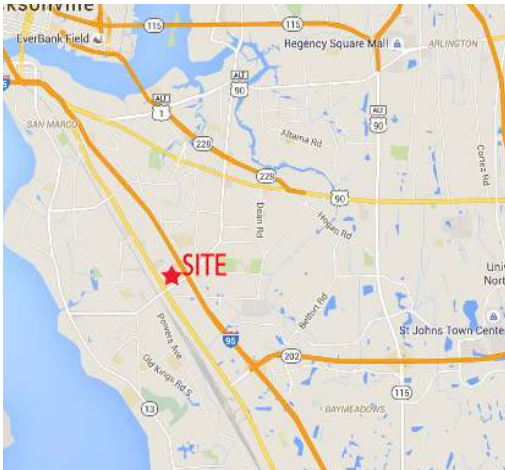


Philips Highway Warehouse



5500 Philips Highway, Jacksonville, FL 32207

LOCATION ZONE: MANDARIN



Located directly on Philips Highway
 Close proximity to heavily traveled
 University Boulevard and I-95
 Surrounded by business parks and
 consumer goods services
 Great for office or distribution

TENANTS

- Cycle Spectrum



LEASING CONTACT

Derek Logue

904-832-0050

dlogue@sleiman.com

SLEIMAN

1 Sleiman Parkway
 Jacksonville, FL 32216

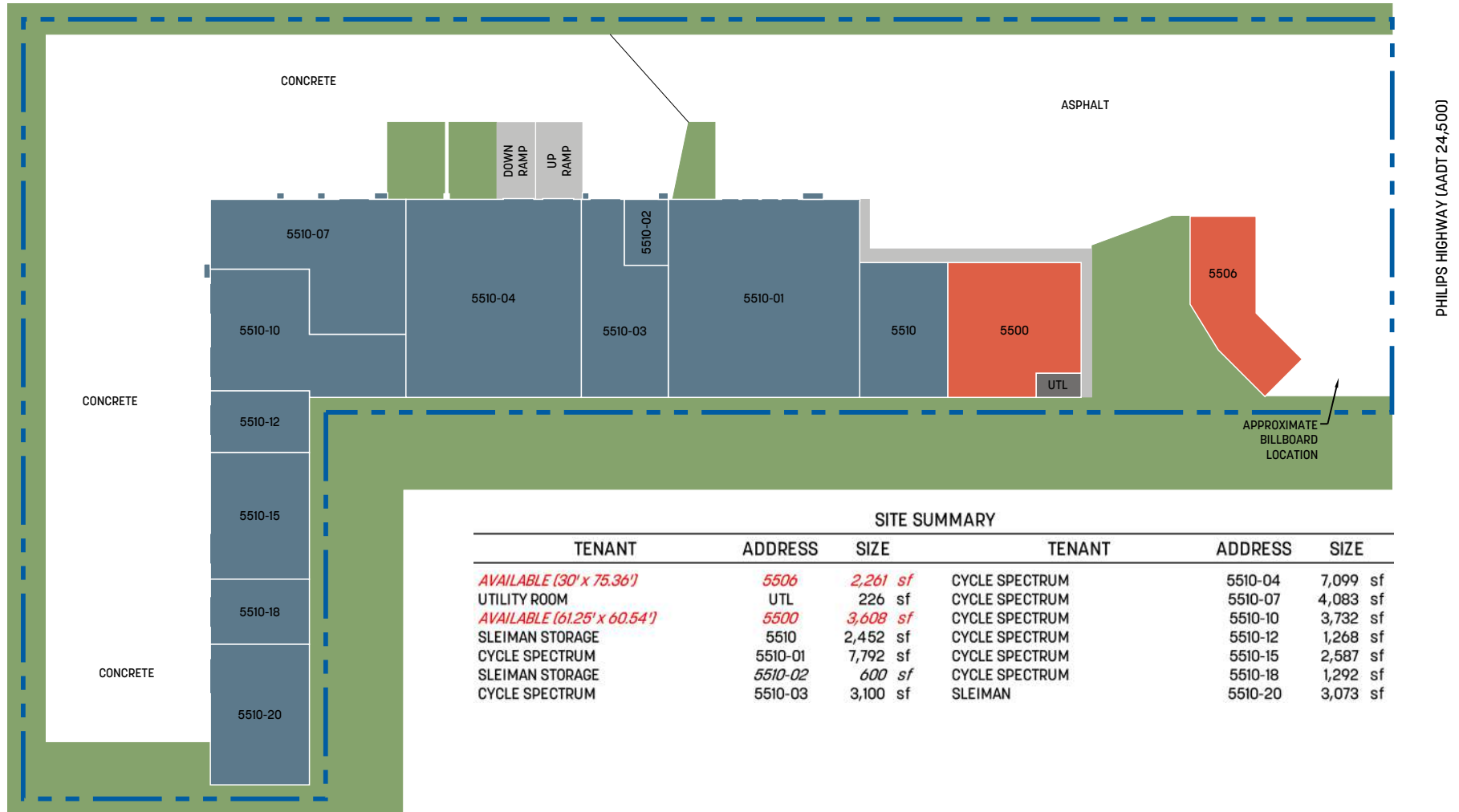
904-731-8806

SLEIMAN.COM

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	7,292	66,711	171,283
2025 Population Projected	7,688 1.1%	69,868 0.9%	180,239 1.0%
Income	\$50,853	\$70,188	\$71,723
Households	3,223	29,591	76,747
Median Age	39.7	39.6	37.1

Philips Highway Warehouse

5500 Philips Highway, Jacksonville, FL 32207



PHILIPS HIGHWAY (AADT 24,500)

SITE SUMMARY

TENANT	ADDRESS	SIZE	TENANT	ADDRESS	SIZE
<i>AVAILABLE (30' x 75.36')</i>	<i>5506</i>	<i>2,261 sf</i>	CYCLE SPECTRUM	5510-04	7,099 sf
UTILITY ROOM	UTL	226 sf	CYCLE SPECTRUM	5510-07	4,083 sf
<i>AVAILABLE (61.25' x 60.54')</i>	<i>5500</i>	<i>3,608 sf</i>	CYCLE SPECTRUM	5510-10	3,732 sf
SLEIMAN STORAGE	5510	2,452 sf	CYCLE SPECTRUM	5510-12	1,268 sf
CYCLE SPECTRUM	5510-01	7,792 sf	CYCLE SPECTRUM	5510-15	2,587 sf
SLEIMAN STORAGE	<i>5510-02</i>	<i>600 sf</i>	CYCLE SPECTRUM	5510-18	1,292 sf
CYCLE SPECTRUM	5510-03	3,100 sf	SLEIMAN	5510-20	3,073 sf

This site plan is presented solely for the purpose of identifying the approximate location and size of the building presently contemplated by the owner. Building sizes, site dimensions, access and parking areas, existing tenant locations and identities are subject to changes without notice and at the owners discretion. Unit numbers as indicated are not necessarily the actual suite number and are intended for use as reference only.