

INDUSTRIAL PROPERTY FOR SALE

Q ST., 3603 N

3603 N Q St, Pensacola, FL 32505



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INDUSTRIAL PROPERTY FOR SALE

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OFFERING SUMMARY

Sale Price: \$235,000

Price / SF: \$65.28

Lot Size: 0.32 Acres

Year Built: 2009

Building Size: 3,600 SF

Zoning: HC/LI

PROPERTY OVERVIEW

Warehouse for sale on the corner of Herman and Q St. Property consist of 3,600 SF warehouse on .32 acres, zoned HC/LI. Property has 3 (three) automatic 14x12 Roll-Up Doors, 24 FT eave height, gated fence (8 feet high). Property was built to store RVs. Warehouse can be demised into 3 (three) units (already has 3 entrance doors), with 50 AMP service, alarm system in place. Restrooms have not been built, but can be added by new buyer.

PROPERTY HIGHLIGHTS

- Warehouse for sale 3,600 SF on .32 acres, built 2009
- 24 FT eave height, 3 automatic 14x12 roll-up doors
- Zoned HC/LI, currently used to store RVs
- Property was built to be divided into 3 units
- Corner property, totally gated



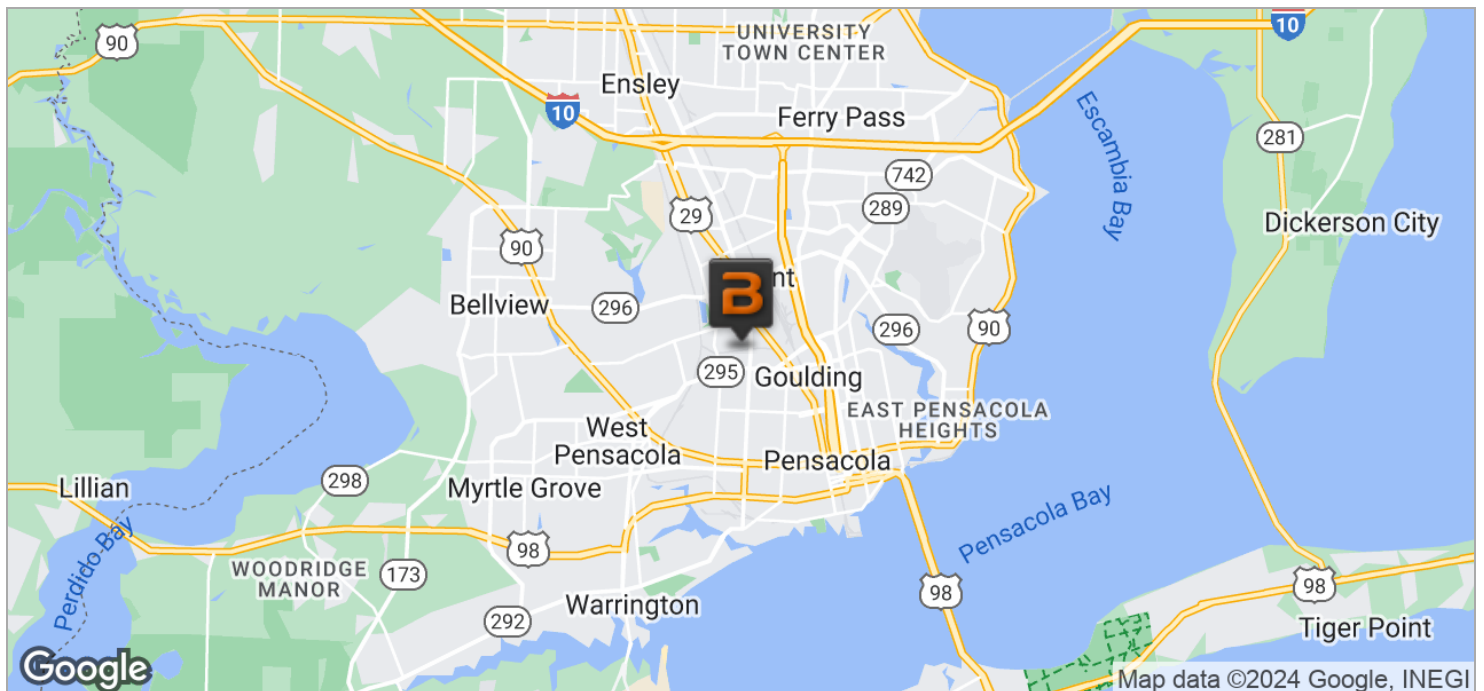
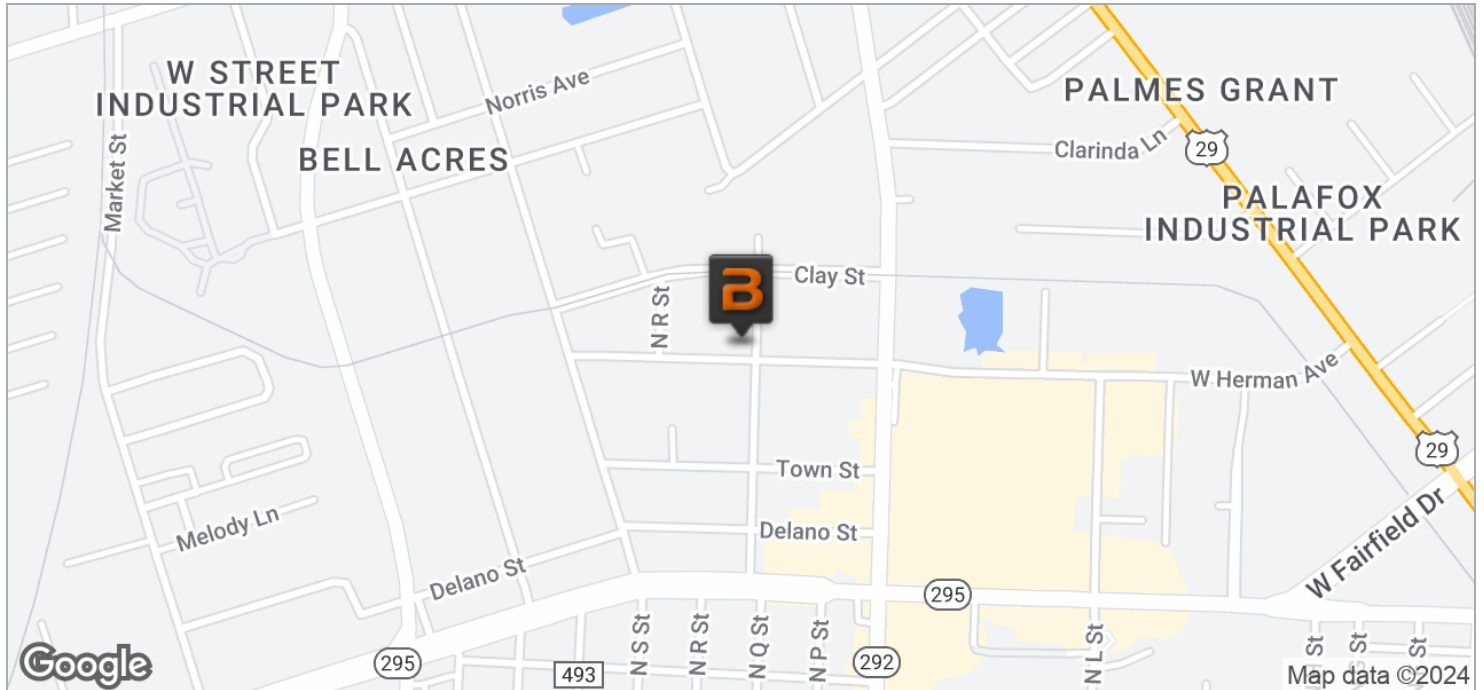
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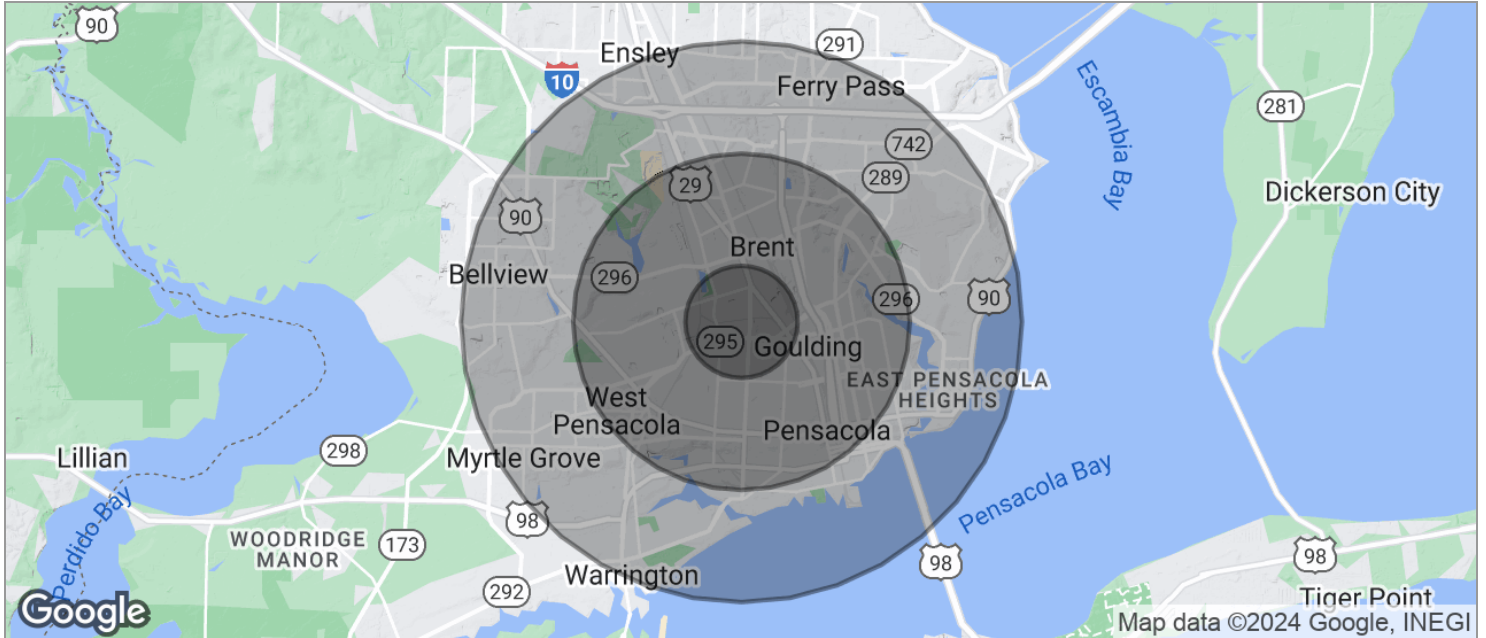
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,312	69,264	153,788
MEDIAN AGE	28.8	34.5	36.8
MEDIAN AGE (MALE)	27.9	32.3	35.2
MEDIAN AGE (FEMALE)	31.3	36.6	38.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,019	24,045	59,620
# OF PERSONS PER HH	4.1	2.9	2.6
AVERAGE HH INCOME	\$30,284	\$43,164	\$49,598
AVERAGE HOUSE VALUE	\$110,707	\$130,188	\$182,391

* Demographic data derived from 2020 ACS - US Census



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