

INDUSTRIAL PROPERTY FOR LEASE

WAREHOUSE SPACE FOR LEASE

2370 N Palafox St, Pensacola, FL 32501



This information has been secured by Beck Partners CRE, LLC, from sources believed to be reliable. It is not guaranteed, however, and should be verified prior to consummating any transaction.

Jack Williams

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OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	
Lot Size:	2.18 Acres
Year Built:	1976
Building Size:	40,801
Renovated:	1998
Zoning:	C-3

PROPERTY OVERVIEW

Extremely well maintained industrial property including office and warehouse space close to the downtown Pensacola, FL market. The property has great access to I-110 both North and South, the Port of Pensacola, and the ability to add a rail spur. Adequate parking on existing lots is available for just about any use. The property is made up of a complex of buildings. Please see the attached diagrams for further info on location and access. Buildings include: Professional Office Building at 1,852 sf, Warehouse/Garage spaces at 1,780 sf and 1,918 sf, Large continuous warehouse space including 2 buildings; one at 11,062 sf and one at 13,059 sf. warehouse with office and restrooms at 8,141 sf, office at 1,025 and garage at 1,964 sf in south east corner of property.

PROPERTY HIGHLIGHTS

- 37,924 SF of combined warehouse space and 2,877 SF of combined office space. Buildings can be sectioned off for multi-tenant use.
- Industrial property including office and warehouse space close to the downtown Pensacola, I-110, & Port of Pensacola.
- On-Site access to CSX Rail line if desired.
- Adequate parking on existing on-site lots is available for just about any use.



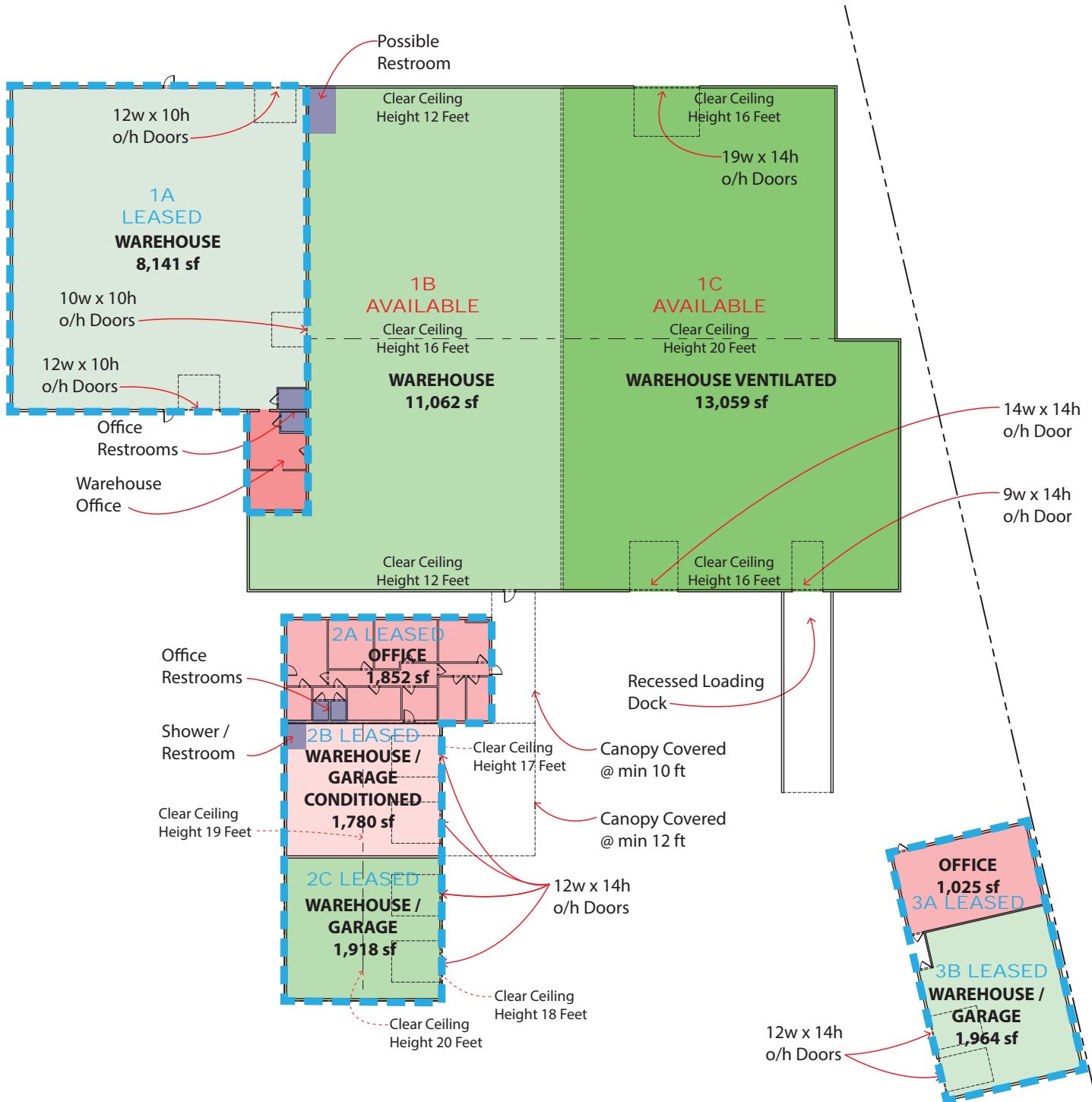
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2.18 AC Warehouse - Office Complex For Sale

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
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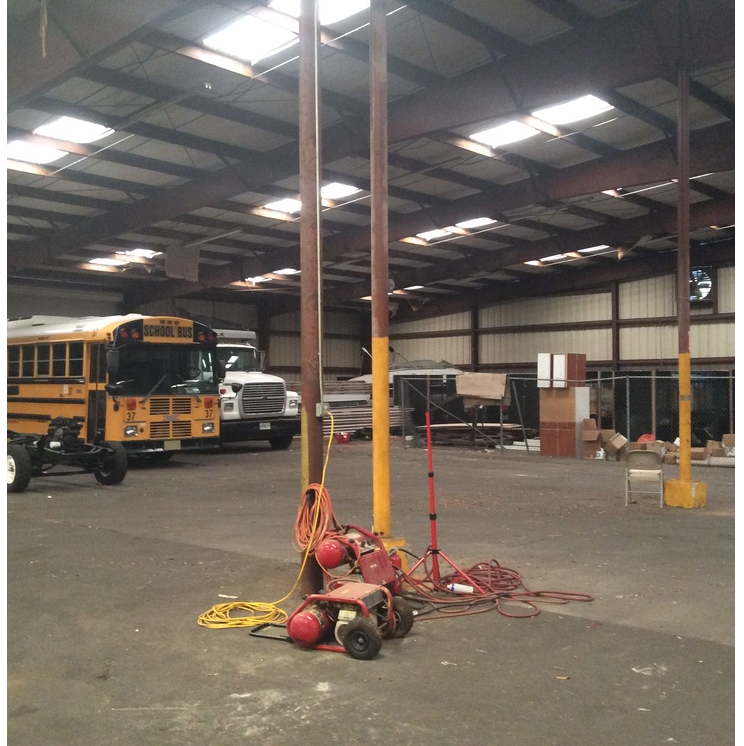
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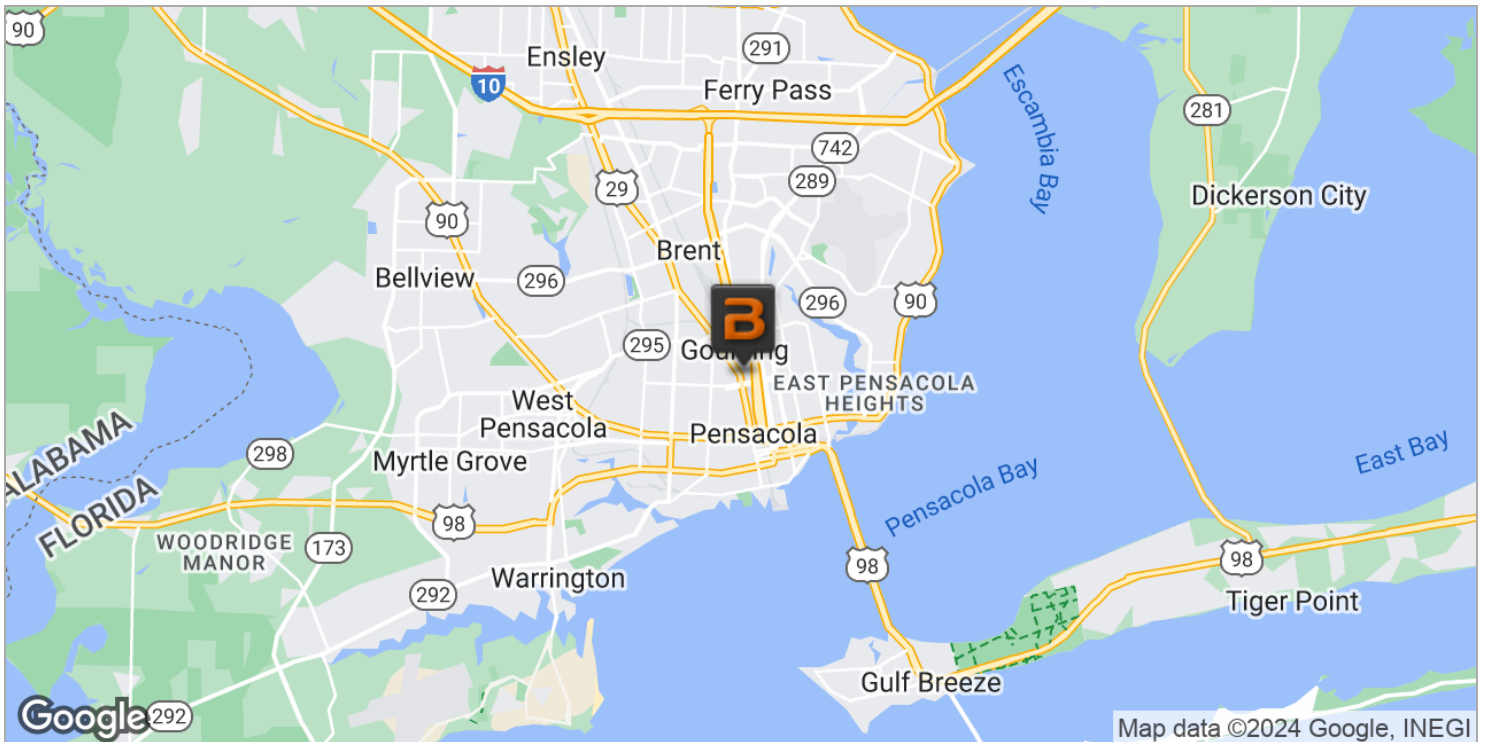
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