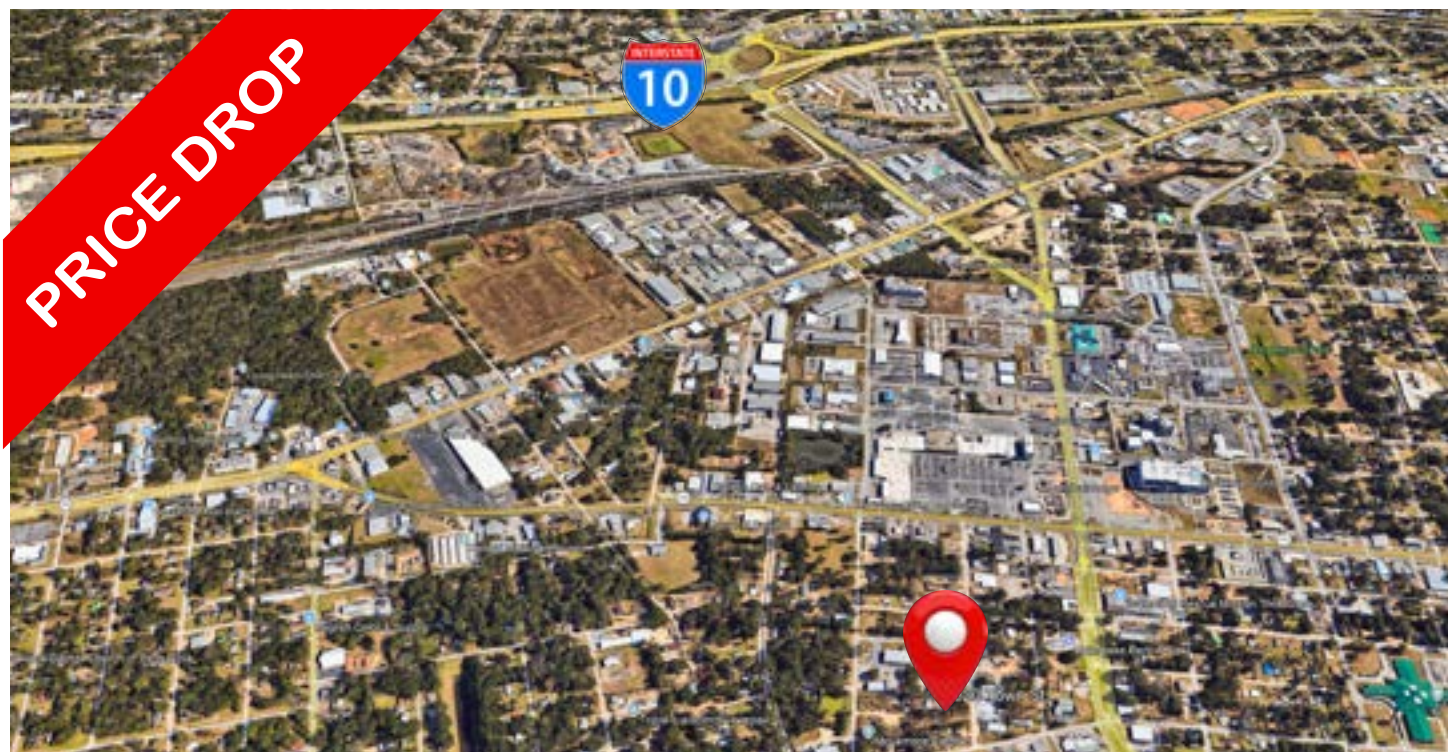




**HIGH-FUNCTIONING OFFICE WAREHOUSE |
OPERATOR READY BASED SITE**

10,053 SF | .9199± AC. | HC/LI ZONING
INDUSTRIAL AND COMMERCIAL OPPORTUNITY

MINUTES TO I-10 ACCESS FOR EFFICIENT DISPATCHING AND SERVICE ROUTES

I IDEAL FOR CONTRACTORS, TRADES, SERVICE COMPANIES,
SUPPLIERS, FLEET OPERATORS, AND OWNER-USERS **I**

CLOSE TO PARTS PROVIDERS, SUPPLIERS, AND MAJOR COMMERCIAL CORRIDORS

FOR SALE

~~\$760,000~~

\$690,000

A \$70,000 price reduction creates an exceptional opportunity for owner-users, contractors, and service companies seeking a centrally located office/warehouse property.

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2320 Town Street offers a functional office/warehouse building well suited for contractors, service companies, light industrial users, fleet-based operations, or owner-users seeking a centrally located facility in Pensacola. The property is zoned HC/LI, Heavy Commercial/Light Industrial, allowing for a broad range of commercial and industrial uses. The building contains approximately 10,053 square feet and features concrete block and brick veneer construction with a metal roof.

The front portion of the building is dedicated to 1,889 SF of office use and includes a lobby/reception area, administrative workspace, multiple private offices, a large open work area, employee breakroom, and two restrooms, one of which includes a full bath. Interior office finishes include a mix of ceramic tile and vinyl tile flooring, creating a durable and practical contractor-style office environment.



The rear portion of the building is configured for 8,214 SF warehouse use and includes three warehouse bays, freight doors, and a 10' x 10' roll-up door. Warehouse ceiling height is approximately 11 feet. The property also includes chain-link and wood perimeter fencing, providing secured exterior yard and fleet storage, with exterior lighting added for additional security and operational convenience.

- HC/LI Heavy Commercial-Light Industrial zoning
- Professional office buildout with multiple private offices
- Three warehouse bays with freight access
- Secure fenced yard for fleet and equipment storage
- Metal roof and concrete block construction
- Minutes to the interstate for efficient dispatch and logistics

CONTRACTOR-FRIENDLY LAYOUT |

10,053 SF OFFICE/WAREHOUSE BUILDING BUILT FOR REAL WORK

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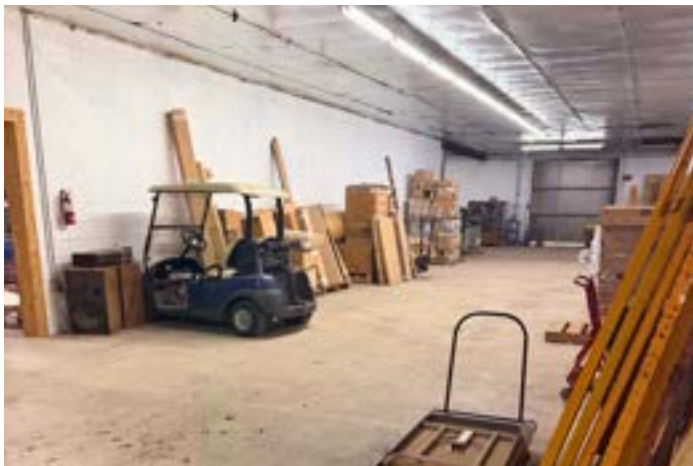
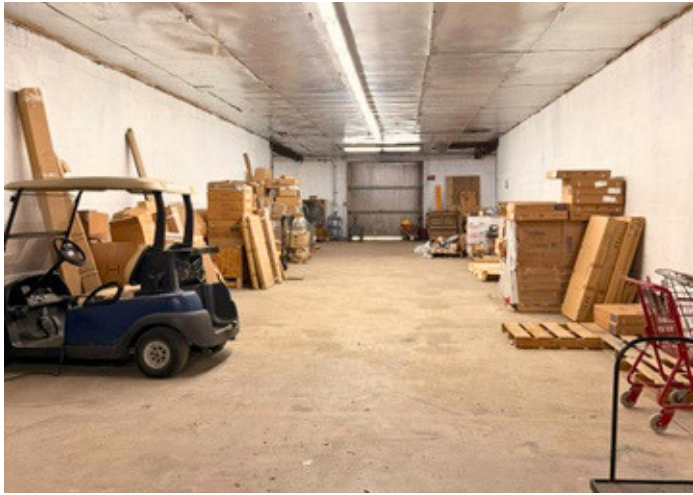
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Located in Pensacola's mid-city market, the property offers convenient access to major transportation corridors and is within minutes of the interstate on-ramp. This central location provides efficient dispatch logistics, convenient access to parts providers, suppliers, and service areas throughout the Pensacola market, making it an appealing opportunity for contractors, trades, service companies, and industrial users.

FENCED PERIMETER WITH CHAIN-LINK AND WOOD FENCING FOR SECURED FLEET, EQUIPMENT, OR MATERIAL STORAGE

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A FUNCTIONAL PROPERTY
IN A LOCATION THAT KEEPS YOUR BUSINESS MOVING.