

Built to support the  
way industrial users  
actually operate.

Clear Span Warehouse

27,736 SF +/-

1.48 AC +/-

24 FT Ceiling Height

Fluorescent lighting

19,188 SF WHSE | 8,548 SF Office

12 Offices

13 Loading Doors

312 FT Frontage

3-Phase Power | 1000 AMP

**NAI**Pensacola

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Pensacola, FL 32502



2800 Delano St.  
Pensacola, FL 32505

Clear-span industrial warehouse with serious power, loading capacity, and operational flexibility.

## Warehouse capacity with room to move.

2800 Delano Street offers a functional industrial warehouse facility positioned in the heart of an established industrial corridor with fast access to the interstate. The property is designed for companies that require efficient logistics, substantial loading capacity, warehouse functionality, and strong truck access.

The building totals 27,736 square feet and features a clear-span warehouse layout, 24-foot ceilings, fluorescent lighting throughout, and a two-story office mezzanine within the warehouse space to support operational, administrative, or supervisory functions. The facility is equipped with 3-phase power, 1,000 AMP capacity, and two dock levelers, providing the infrastructure needed for a wide range of industrial users.

The property offers significant loading capacity with 9 high-bay loading positions and grade-level roll-up doors, creating flexible access for distribution, logistics, service, warehouse, and light manufacturing operations. The building also includes new HVAC systems, foam insulation for added efficiency, 8 restrooms throughout the complex, and an employee breakroom area.

### Lease Information

\$23,113 per month

\$10.00 PSF + NNN    NNN -\$6.00 PSF

Lease Term - 3-YR



# Designed for movement, built for efficiency.

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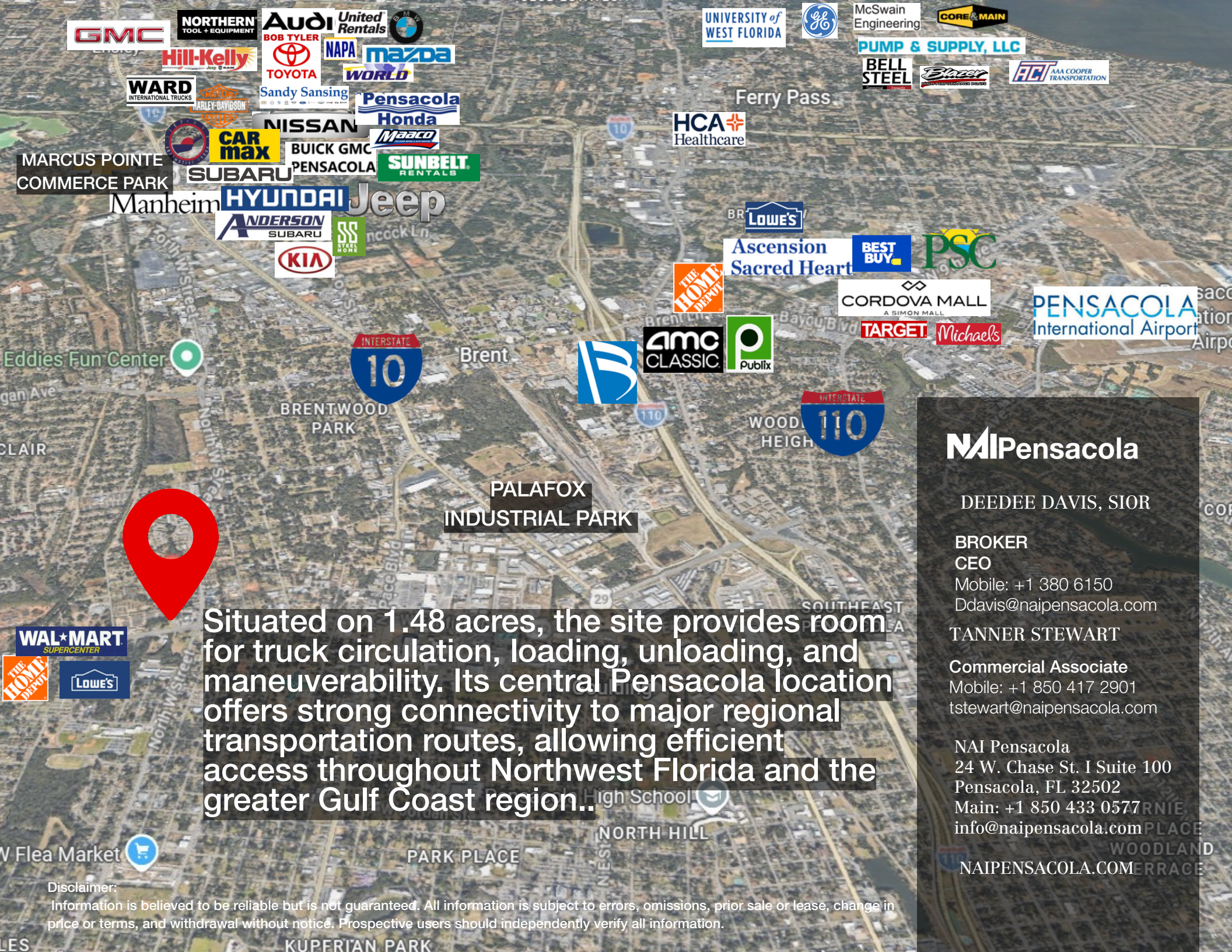
Rare Pensacola industrial opportunity featuring 28,092 SF of warehouse space on 1.48 acres with 24-foot ceilings, 14 loading positions, 9 dock-high bays, 5 grade-level roll-up doors, and fully built-out office space. Positioned in Pensacola's industrial corridor, the property offers strong truck access, efficient site circulation, and connectivity to major regional routes. Ownership may consider tenant improvements for qualified tenants



## Warehouse Leasing Highlights

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- 1,000 AMP capacity
- Two dock levelers
- New HVAC systems
- Foam insulation for added efficiency
- 8 restrooms throughout the complex
- 12 offices, Kitchen, Reception, Employee breakroom area
- Strong truck circulation and maneuverability
- Located within Pensacola's industrial corridor
- Tenant improvements considered for well-qualified tenants
- 27,736 SF industrial warehouse facility
- 1.48-acre site
- Clear-span warehouse layout
- 24-foot ceiling height
- Fluorescent lighting throughout warehouse
- Two-story office mezzanine within warehouse space
- Fully built-out office/operational support areas
- 9 high-bay loading positions
- Grade-level roll-up doors
- 3-phase power



- GMC ENERGY
- NORTHERN TOOL + EQUIPMENT
- Audi United Rentals
- BOB TYLER
- NAPA
- Mazda
- TOYOTA
- WORLD
- Sandy Sansing
- Pensacola
- NISSAN
- Honda
- Maaco
- BUICK GMC
- SUNBELT RENTALS
- SUBARU
- HYUNDAI
- Jeep
- ANDERSON SUBARU
- KIA
- McSwain Engineering
- UNIVERSITY OF WEST FLORIDA
- GE
- PUMP & SUPPLY, LLC
- BELL STEEL
- Blairsteel
- AAA COOPER TRANSPORTATION
- Ferry Pass
- HCA Healthcare
- LOWE'S
- Ascension Sacred Heart
- BEST BUY
- PSC
- HOME DEPOT
- CORDOVA MALL A SIMON MALL
- TARGET
- Michael's
- AMC CLASSIC
- Publix
- INTERSTATE 10
- INTERSTATE 110
- WAL\*MART SUPERCENTER
- HOME DEPOT
- LOWE'S

**PALAFX INDUSTRIAL PARK**

Situated on 1.48 acres, the site provides room for truck circulation, loading, unloading, and maneuverability. Its central Pensacola location offers strong connectivity to major regional transportation routes, allowing efficient access throughout Northwest Florida and the greater Gulf Coast region.

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**312 FT Frontage  
Delano ST.**

**50' x 135'**

The property is situated on a 1.48-acre parcel with approximate dimensions of 312.38' x 205', offering functional yard areas on both sides of the warehouse. A 25-foot-wide drive along the rear of the building provides access to the interior yard area, supporting equipment movement, service access, and operational flow around the facility.

The site includes an interior yard measuring approximately 60' x 130' and a front yard area measuring approximately 135' x 50', providing valuable outdoor space for staging, parking, equipment storage, fleet use, or tenant-specific operational needs with loading capacity offsetting directly to Delano St. .

**60' x 135'**

**205 FT**

**25'**

## Property Description

- 1.48 acre industrial site +/-
- Zoned HC/ LI
- Dimensions 312' x 205'
- 312' Frontage
- 25-foot-wide rear drive providing access to interior yard
- Interior yard area: approximately 60' x 130'
- Front yard area: approximately 135' x 50'
- Functional outdoor space for staging, fleet parking, equipment storage, and service operations

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