

For Lease

CBRE

Flex Industrial/Office with 1.6 AC Laydown

±11,473 SF Building, with Paved Laydown Yard

3670 North L Street/W Herman Avenue, Pensacola, FL 32505

Suitable for warehouse, distribution, business services, or light manufacturing users



Highlights

- + ±11,473 SF light industrial opportunity with a ±1.6-acre paved laydown yard
- + Located within an established industrial district surrounded by companies such as L&W/ABC Supply, WinSupply, R.E. Michel, Daikin, and many others.
- + Centrally located with easy access to the market's commercial corridors, Downtown and Interstate 10, positioned to serve customers throughout the Pensacola region.
- + HC/LI zoning supports a variety of industrial and commercial uses
- + Renovated in 2020



3670 North L Street/W Herman Avenue, Pensacola, FL 32505

Site plan for a property located on North L Street. The property is bounded by North L Street to the west and North L Street to the east. The plan shows a large asphalt area with parking spaces, a building with 11,473 SF of available space, and various setbacks and easements. The building is located on the east side of the property, with a covered area and adjacent on-site parking. The plan also shows a concrete ditch, a gate, and a stand alone awning. The property is owned by TOMYCO LLC.

Key features and dimensions:

- Property Boundaries:**
 - West Boundary Lot: 1" (50' Right-of-Way)
 - North L Street: 50' Right-of-Way
 - East Boundary: 50' Right-of-Way
 - South Boundary: 50' Right-of-Way
- Building and Yard:**
 - Building: 11,473 SF Available (Height = 18.5')
 - Covered Area: 132.1' x 13.0'
 - Adjacent on-site Parking
 - Stand Alone Awning
 - Gate
 - Concrete Ditch
- Setbacks and Easements:**
 - 15' Front Setback
 - 10' Side Setback
 - 50' Right-of-Way
- Other Features:**
 - ASPHALT
 - ROAD SIGN
 - ACCESS
 - UNPAVED
 - TWO LANE ASPHALT PRIVATE PAVED ROAD

Property ID: 08-2S-30-1001-002-002
TOMYCO LLC



11,473 SF
Available



365
Parking Spaces



12'-13'
Ceiling Height



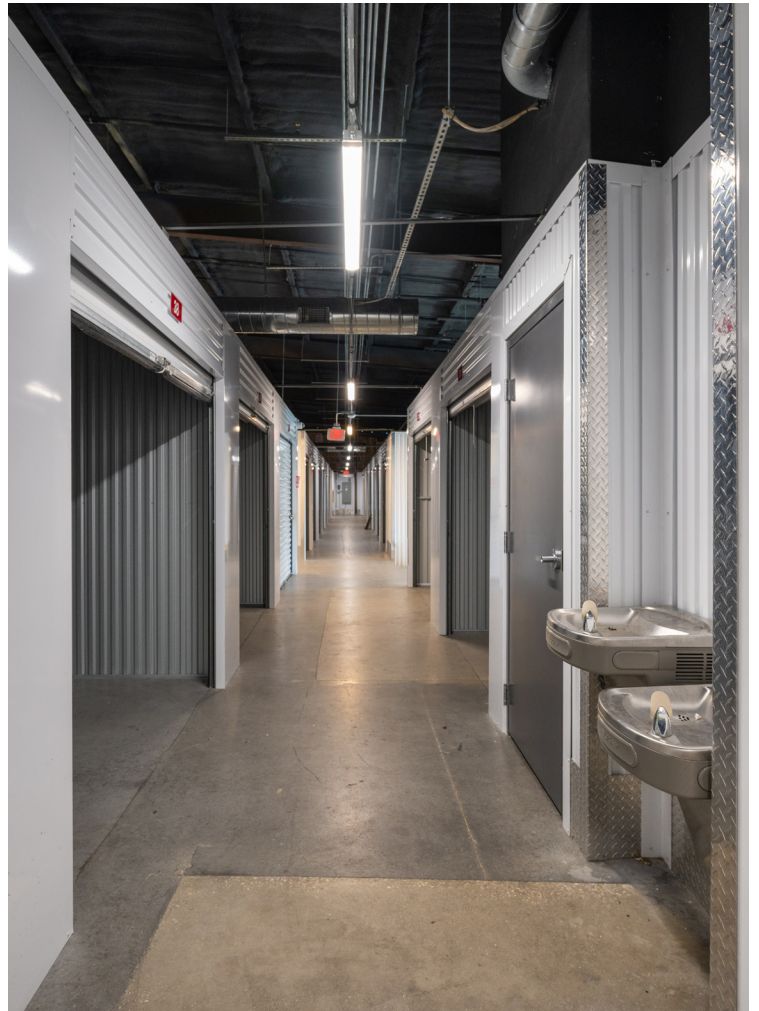
Dock Opportunity



HC/LI Zoning

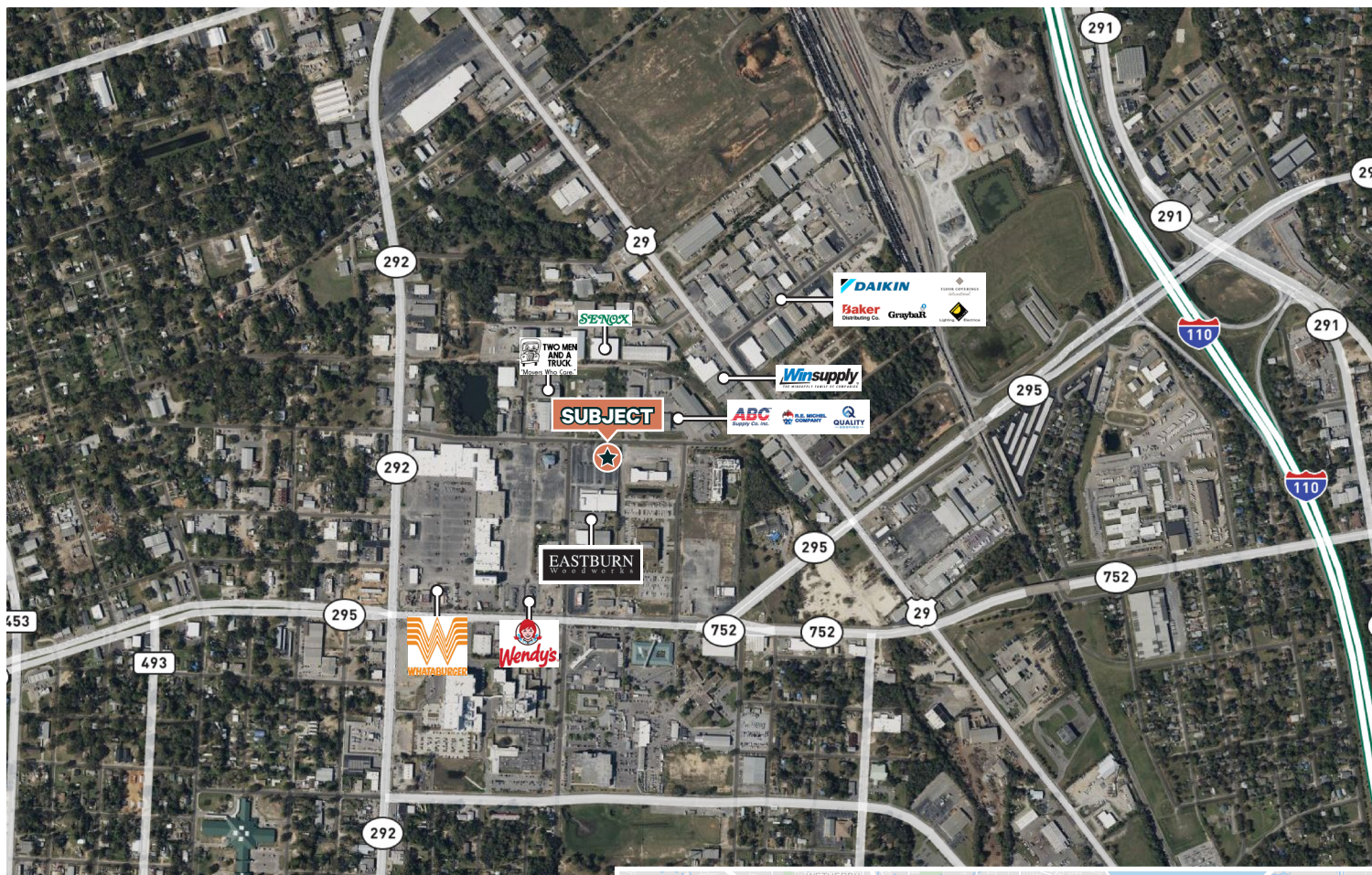
Flex Industrial/Office with 1.6 AC Laydown

3670 North L Street/W Herman Avenue, Pensacola, FL 32505



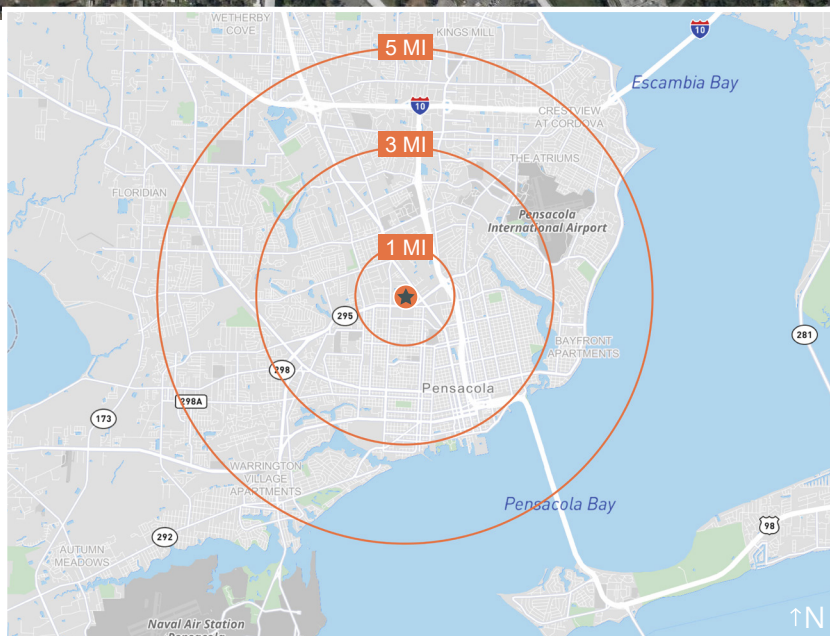
Flex Industrial/Office with 1.6 AC Laydown

3670 North L Street/W Herman Avenue, Pensacola, FL 32505



The Pensacola–Ferry Pass–Brent MSA, with over 544,000 residents, anchors the Florida Panhandle economy. Major employers include Naval Air Station Pensacola, Navy Federal Credit Union, Baptist Health Care, Ascension Sacred Heart, and Florida Power & Light. Higher education is represented by University of West Florida, Pensacola State College, and Pensacola Christian College, serving over 31,000 students. Next door Pensacola Beach a leading Gulf Coast tourism destination, known for its white sand beaches and emerald waters.

The region offers air, sea, and rail access. Pensacola International Airport serves 3 million passengers annually with nonstop flights to 26 U.S. destinations via seven major carriers. The Port of Pensacola, a deep-water facility with six berths (33 ft depth), 400,000 sq. ft of storage, and Class I rail via CSX, supports trade. Key roadways include I-10, US 29, and US 98, connecting Pensacola to regional and national corridors.

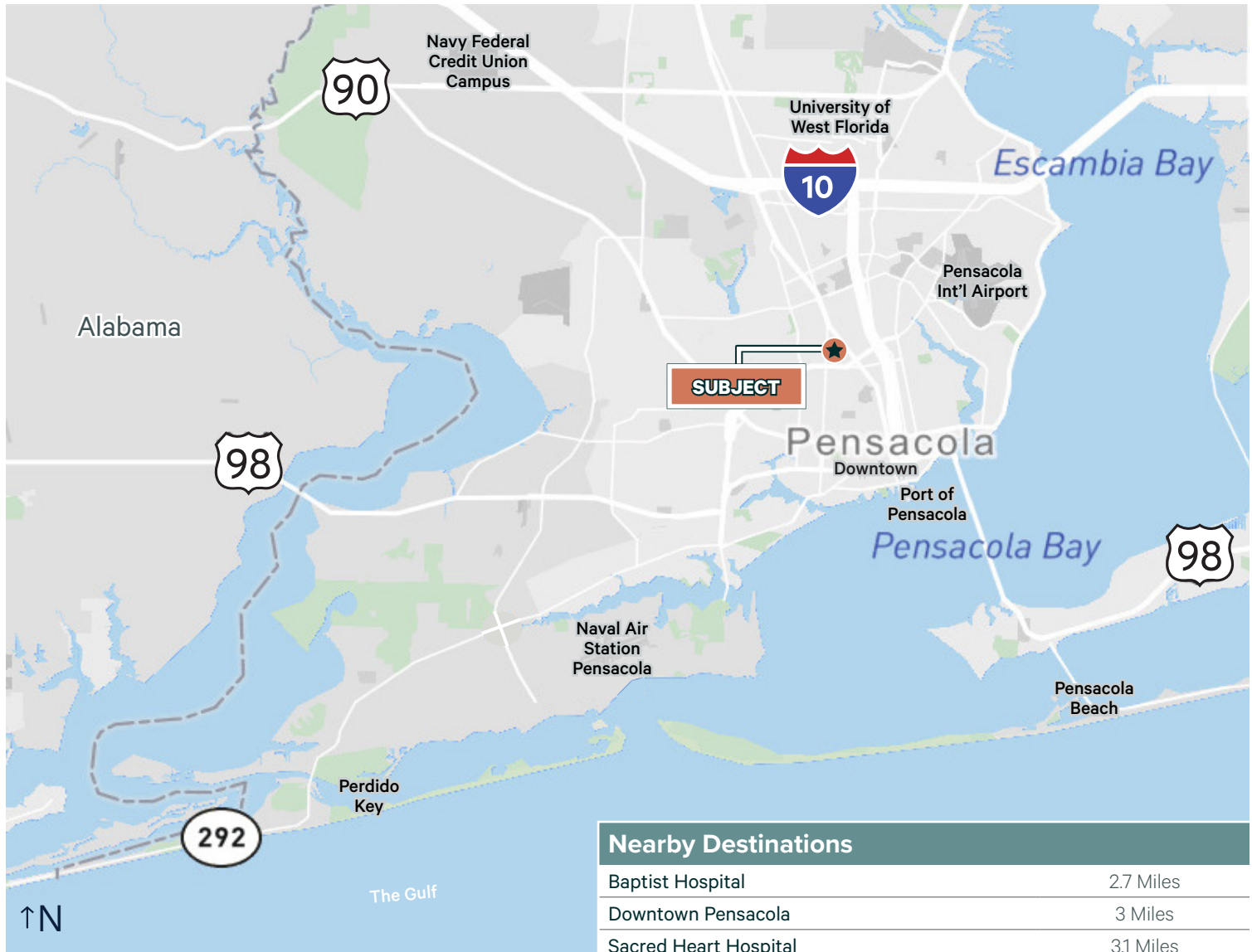


Demographics	1 MI	3 MI	5 MI
Population	4,665	71,489	151,489
Avg Household Income	\$48,810	\$82,009	\$85,721
Housing Units	1,746	32,992	71,201
Median Age	36	37	39
Daytime Employment	1,346	32,899	69,439

Flex Industrial/Office with 1.6 AC Laydown

3670 North L Street/W Herman Avenue, Pensacola, FL 32505

For Lease



Nearby Destinations

Baptist Hospital	2.7 Miles
Downtown Pensacola	3 Miles
Sacred Heart Hospital	3.1 Miles
Pensacola Airport	3.2 Miles
University of West Florida	8 Miles
Pensacola Naval Air Station	9 Miles
Navy Federal Credit Union Campus	13 Miles

Contact Us

Tom Watson

Senior Vice President

+1 850 527 3524

thomas.watson@cbre.com

Elizabeth Forsythe

First Vice President

+1 850 585 5290

elizabeth.forsythe@cbre.com

Sam Herrera

Associate

+1 714 227 3829

sam.herrera@cbre.com

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE