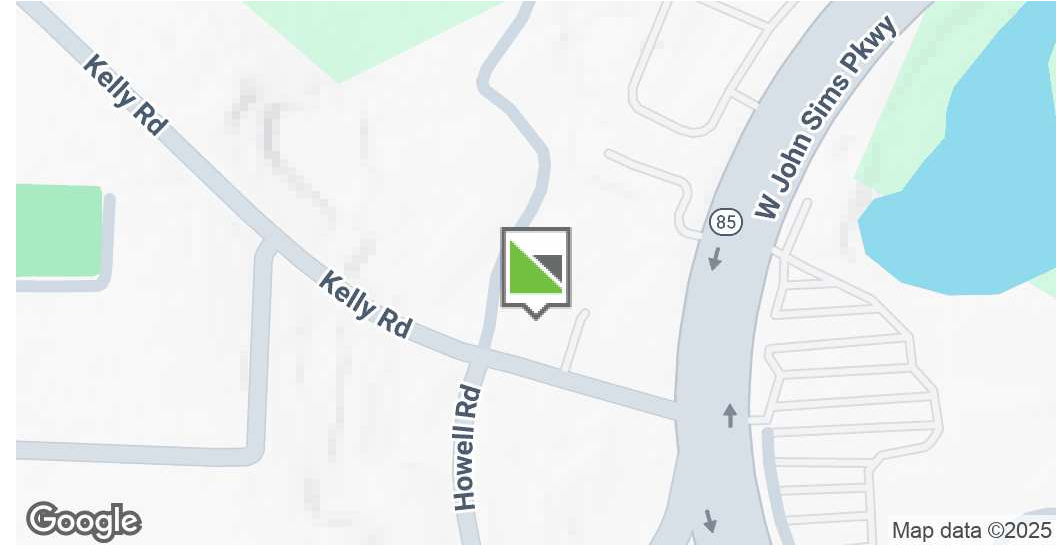


EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$10.60 SF/yr (NNN)
Building Size:	12,000 SF
Available SF:	12,000 SF
Lot Size:	16,350 SF
Number of Units:	1
Year Built:	2003
Renovated:	2020
Zoning:	C-2
Market:	Niceville FL/ Eglin AFB

PROPERTY OVERVIEW

Available for Lease- 12,000sf office warehouse in Niceville FL adjacent to Eglin Air Force Base. This property offers 2300sf of upscale office/ showroom with a mix of private offices and open work space. The 9700sf warehouse offers 23ft eave heights, a 14ft overhead door and a loading dock. The mezzanine is accessible by a built in conveyor system. Conveniently located twenty five minutes from Interstate 10 and 8 minutes to Eglin Air Force Base.

PROPERTY HIGHLIGHTS

- Immediate Occupancy
- Excellent Location
- Upscale Office/ Showroom
- Loading Dock

For More Information:

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ADDITIONAL PHOTOS



For More Information:

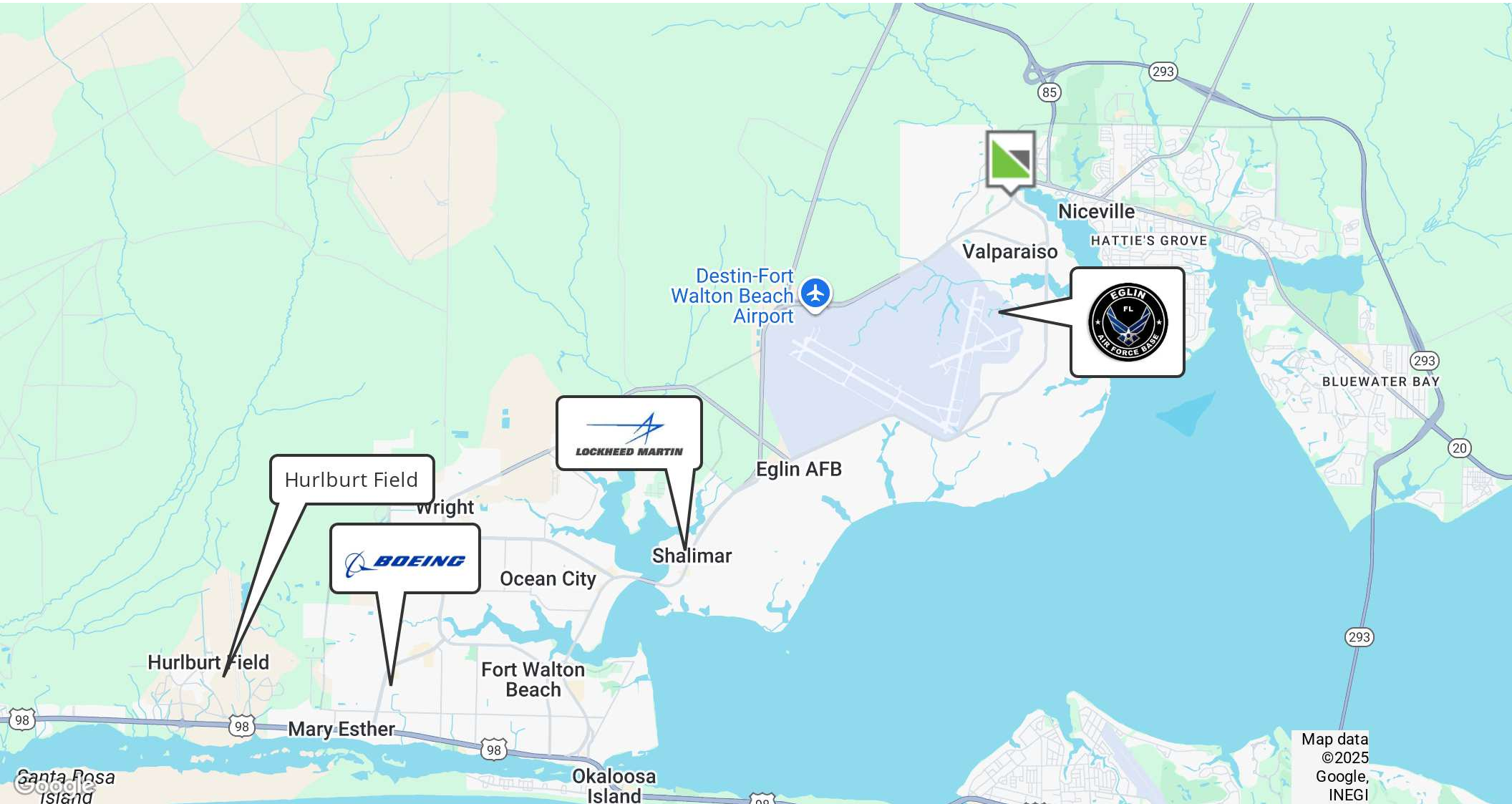
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108 KELLY ROAD

108 Kelly Rd, Niceville, FL 32578

INDUSTRIAL PROPERTY FOR LEASE

TAYLORALLEN
PROPERTIES



Map data
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ADVISOR BIO 1



CHAD KNAEPPLE, CCIM, SIOR

Executive Director

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PROFESSIONAL BACKGROUND

Chad Knaepple is the Co-founder/Executive Director of Taylor Allen Properties and specializes in the sale of Commercial Investment Property and the Leasing of Office and Industrial space. Chad is one of only two Brokers in Northwest Florida to achieve both the CCIM and the SIOR designations from the Society of Industrial and Office Realtors. These designations are reserved for highly-qualified real estate practitioners with a strong transactional history. Chad has been a Licensed Realtor in the State of Florida since 2002 and has solely focused on commercial sales and leasing over the last ten years. In 2022, Chad was able to sell or lease over 300,000 square feet of improved commercial property to include negotiating a 25,000 square foot, Class A office lease with Turnberry Associates in Destin, Florida. He also secured the re-tenant and sale of a 61,000 square foot business park in Panama City Beach, Florida, and the re-development of 32,000 square foot heavy industrial site in Freeport, Florida. Mr. Knaepple currently serves as a Board Member of Gulf Coast Commercial MLS (regional commercial MLS), Treasurer of the Airport Plaza Commercial Condominium and also volunteers his time professionally for Food for Thought Florida (501 c 3) advising on site selection, valuations, and negotiations for their current and past locations.

EDUCATION

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