

INDUSTRIAL SPACE · FOR LEASE · PENSACOLA, FL 32505

AVAILABLE NOW

# 2800 Delano St Industrial Warehouse For Lease

Pensacola, FL 32505 · Brent / NW Pensacola · Zoning HC/LI

RENTAL RATE  
**\$10.00**  
per SF / year (NNN)  
**\$23,113 / month**

**27,736 SF**

TOTAL BUILDING

**13**

LOADING DOORS

**24'**

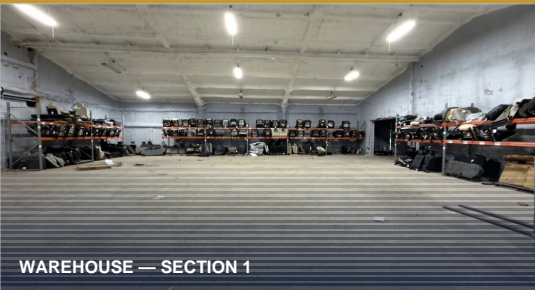
CLEAR HEIGHT

**1,000A**

3-PHASE POWER

**2026**

RENOVATED



WAREHOUSE — SECTION 1



WAREHOUSE — SECTION 2



OFFICE SPACE — 8,548 SF

## PROPERTY OVERVIEW

A rare industrial opportunity in central Pensacola — exceptional loading infrastructure with fully built-out office space ready for distribution, logistics, food & beverage, or construction.

13 total loading doors: 9 high-bay semi-truck positions + 6 grade-level roll-up doors. Full tractor-trailer maneuvering access on 1.48 acres.

Renovated 2026. Owner open to tenant improvements. Lease terms negotiable.

## KEY FEATURES

- ✓ 27,736 SF: 8,548 SF office + 19,188 SF warehouse
- ✓ 9 high-bay dock doors + 2 levelers
- ✓ 6 grade-level roll-up doors
- ✓ Warehouse in 5 functional sections
- ✓ Ceiling height 12' – 24'
- ✓ 12 private offices, reception, mezzanine
- ✓ Central A/C · 8 restrooms · Breakroom · CCTV
- ✓ 3-phase 1,000A · New HVAC · Foam insulation
- ✓ 20 parking spaces · 1.48 AC lot

## PROPERTY SPECIFICATIONS

BUILDING SIZE <b>27,736 SF</b>	OFFICE SPACE <b>8,548 SF</b>	WAREHOUSE <b>19,188 SF</b>	LOT SIZE <b>1.48 Acres</b>
CEILING HEIGHT <b>12'–24'</b>	DOCK DOORS <b>9 High-Bay</b>	DRIVE-IN DOORS <b>6 Grade-Level</b>	POWER <b>3-Phase 1,000A</b>
YEAR BUILT <b>1961/2026</b>	ZONING <b>HC/LI</b>	CONSTRUCTION <b>Metal</b>	LEASE TERM <b>Negotiable</b>

## IDEAL FOR

LOGISTICS & DISTRIBUTION

FOOD & BEVERAGE

CONSTRUCTION & CONTRACTORS

STORAGE & WAREHOUSING

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