

BELLCORE

COMMERCIAL



6150 OLD BAGDAD HWY

6150 OLD BAGDAD HWY, MILTON, FL 32583



PROPERTY DESCRIPTION

Located at the highly accessible intersection of Old Bagdad Highway and Parkmore Plaza Drive in Milton, Florida, this offering features an approximately 10,000 SF modular metal warehouse/storage building situated on approximately 1 acre. Constructed in 2006, the building is currently demised into three units providing a functional and flexible configuration. The building is equipped with three roll-up doors making it well suited for warehouse, storage, owner-user, or other commercial applications.

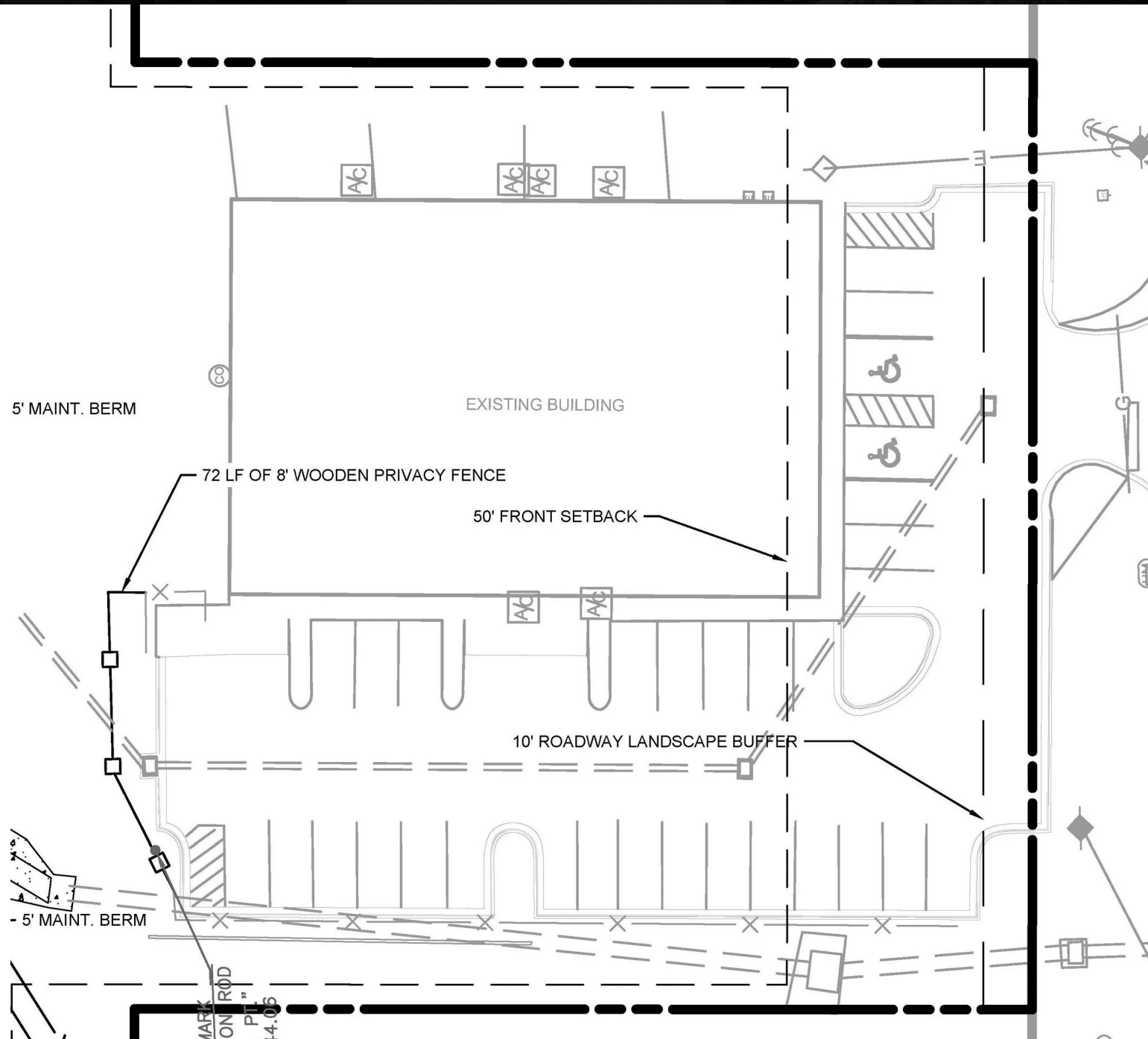
The property benefits from convenient access to surrounding commercial corridors, retail, and area services, presenting an opportunity to acquire a versatile commercial facility in an accessible Milton location.

PROPERTY HIGHLIGHTS

- +/- 10,000 SF Warehouse/Storage Building
- Situated on Approximately 1 Acre
- Currently Demised into Three Units
- Highly Accessible Location
- Flexible Commercial Functionality

OFFERING SUMMARY

Sale Price:	\$1,100,000
Lot Size:	1 Acres
Building Size:	10,000 SF
Zoning	HCD
Property Type	Office
Traffic Count	4,000





LOCATION OVERVIEW

Embrace the strategic location of the property in bustling Milton, FL, a prime area for investment. Nestled near major transportation routes, the area offers convenience and accessibility for logistics and storage operations. With close proximity to the vibrant Historic Downtown Milton and the picturesque Blackwater River State Park, the location provides a harmonious blend of commercial potential and natural beauty. The area's growing population and strong economic base make it an attractive investment opportunity for warehouse storage businesses. Discover the untapped potential of this thriving location in Milton, where successful ventures await.



HARRY BELL JR.

Managing Broker

harry@bellcorecommercial.com

Direct: 850.977.6991 | Cell: 850.240.0527

FL #BK3026917 // AL #000078384-1

PROFESSIONAL BACKGROUND

Harry Bell is the President and Managing Broker of Bellcore Commercial. Bellcore Commercial is a full-service commercial real estate firm offering a wide range of diversified real estate services, including, but not limited to, investment sales, leasing, tenant representation, and asset management.

Harry has earned a distinguished reputation with over 20+ years of experience and is nationally recognized as a top producer in the commercial real estate industry. Prior to starting Bellcore Commercial, Harry sold his brokerage, John S. Carr & Associates, to an affiliate of Berkshire Hathaway in 2015. Harry brought his unique sales approach, marketing capabilities, and competitiveness to one of the largest real estate companies in the world. Under Berkshire, Harry and his team quickly became #1 globally ranked in commercial sales year after year. Bellcore Commercial offers the catalytic foundation needed for the long-term future growth of the company, team, and its leaders.

Bellcore Commercial is founded on the model that great deals are not measured with money; they are brokered with the foundation of great relationships. At Bellcore, our success is striving for our core principles; leadership, customer loyalty, client success, and integrity.

EDUCATION

Harry has earned a Bachelor of Science degree in Finance

MEMBERSHIPS

Mr. Bell is a member of many prominent industry organizations including the International Council of Shopping Centers, the National Association of Realtors, Florida Association of Realtors, Pensacola Association of Realtors, and the Emerald Coast Association of Realtors, to name a few.

Bellcore Commercial
17 W Cedar Street
Pensacola, FL 32502
850.434.3434