

# Small-Bay-Industrial

## 2,000 SQ FT UNITS - \$2,750 PER MO.

GROW DR. PENSACOLA, FL 32514

\*GROSS LEASE / NO NNN FEES / INCLUDES WATER



**8800 Grow Drive | Ellyson Industrial Park | Pensacola, FL 32514**  
New Construction – Delivery Est. August 2026 | 3-5 YR Term

- Unit Features (±2,000 SF each)
- 50' W x 40' D - Conditioned Office + Warehouse + Restroom / Fully Insulated
- 20' Ceiling Height + 14' Front-Facing Roll-Up-Door
- Dedicated side lay-down yard: 30' W x 40' D + 10' side-facing roll-up door
- 3-phase, 200-amp Electrical Service
- Fully fenced property
- Zoned Heavy Commercial / Light Industrial
- Easy access to I-10, I-110, and Scenic Highway
- Additional lay-down yard options available (Unit 4 concept / expansion potential)
- Accepting Applications for Summer 2026



**NAIPensacola**

For more information,  
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# 8800 Grow Drive | Ellyson Industrial Park | Pensacola, FL 32514

## Now Accepting Applications | Delivery: Summer 2026

### Project Overview

- **New-build development: Two (2) 4,000 SF warehouse buildings (two units per building)**
- **One unit leased → three (3) units remaining**



### Progress Update



Walls are up at 8800 Grow Drive in Ellyson Industrial Park. These new construction ±2,000 SF industrial units are purpose-built for trade and service users, featuring 20' clear height, roll-up access, dedicated lay-down yard, and 3-phase power on a fully fenced HC/LI site. Ellyson Industrial Park, one of Pensacola's core industrial corridors near North Davis Highway and I-10, the site offers fast connectivity to I-10, I-110, and Scenic Highway, supporting rapid response times, streamlined deliveries, and dependable route options for field teams and distribution.



**Ellyson INDUSTRIAL PARK TENANTS**

- PEADEN (HVAC CONDITIONING - PLUMBING - ELECTRICAL)
- amazon
- Terracon
- CarpetDirect
- BUFFALO ROCK
- amazon
- ECUA
- Goodwill
- BELL STEEL
- COX MEDIA
- Blazer
- McSwain Engineering
- CINTAS
- CORE & MAIN
- BRENNAN Custom Homes, LLC

**Distances:**

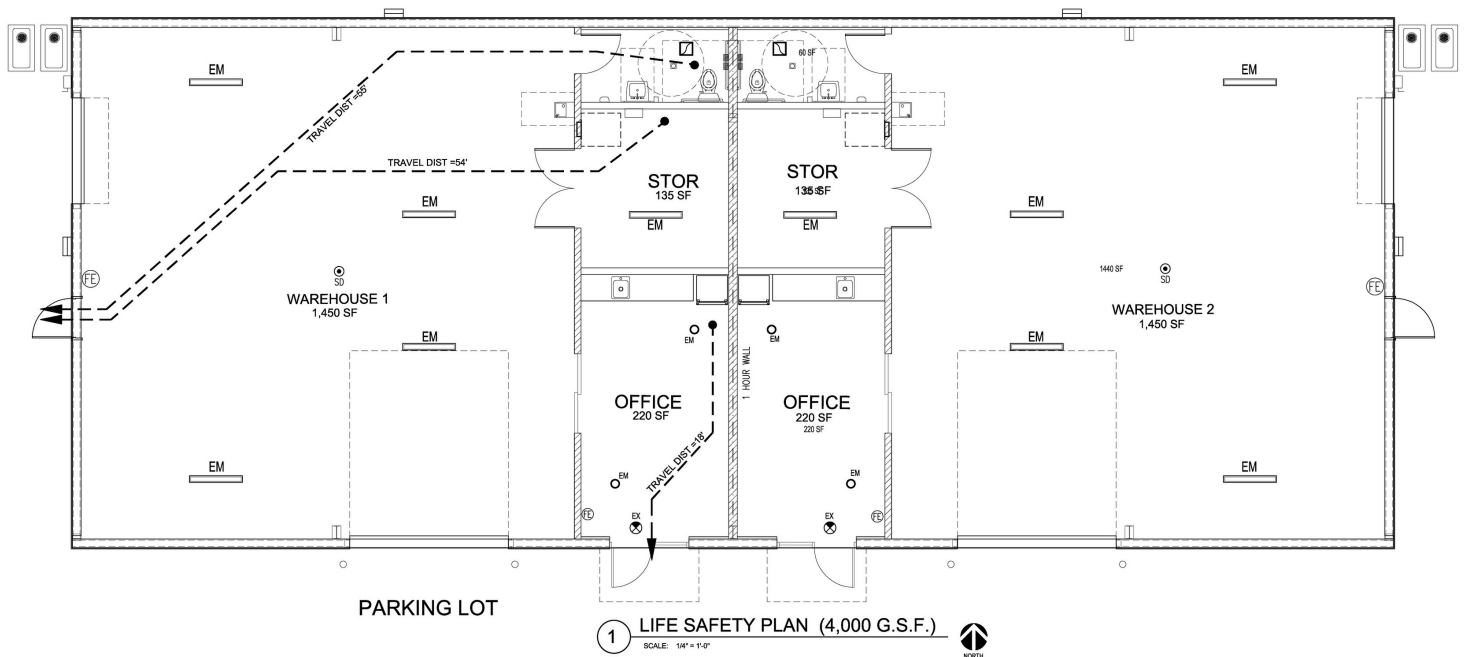
- to New Orleans, LA: 199 Miles
- to Mobile AL: 57 Miles
- Downtown Pensacola: 11 Miles
- Atlanta, GA: 344 Miles
- Pace, FL: 6 Miles
- Milton, FL: 17 Miles
- Tallahassee, FL: 219 Miles



8800 Grow Drive | Ellyson Industrial Park | Pensacola, FL 32514  
 Small Bay Industrial | 3-Phase | 200 AMP

# Who This Fits

These units were designed for operators who need a clean, professional office front + functional warehouse + secure yard with strong power and easy interstate access



## For Businesses that Value:

- Secure lay-down yard
- Roll-up access + efficient yard-to-warehouse flow
- 3-phase power for equipment and light industrial needs
- A central Pensacola industrial location serving both Escambia & Santa Rosa Counties
- Operators that benefit from quick access to I-10 / I-110



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