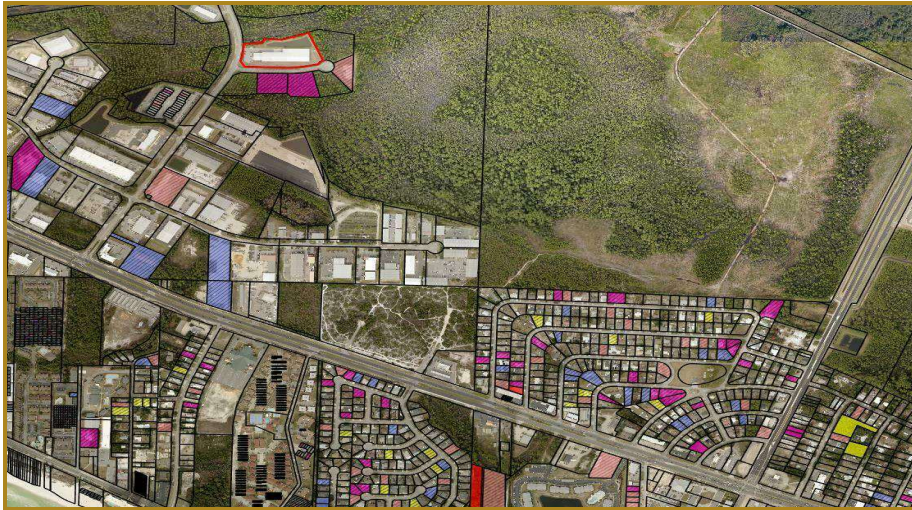


CONFIDENTIAL OFFERING MEMORANDUM



	5 Miles	10 Miles	15 Miles
Total Households:	8,902	22,543	45,238
Total Population:	19,785	50,928	106,677
Average HH Income:	\$104,542	\$101,738	\$100,153

Warehouse Distribution Center Beach Commerce Park

17684 Cordova Pl, Panama City Beach, FL 32413

NEIL C. JONES, SIOR

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CHRIS L. HUSKEY, SIOR, CCIM

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17684 Cordova Pl, Panama City Beach, FL 32413

INDUSTRIAL PROPERTY FOR SALE



OFFERING SUMMARY

Sale Price:	\$11,500,000
Building Size:	57,328 SF
Available SF:	
Lot Size:	196,145 SF
Number of Units:	1
Price / SF:	\$200.60
Year Built:	2020
Zoning:	M-1
Market:	West PCB, West Bay, 30-A
Submarket:	Walton County

PROPERTY OVERVIEW

57,328 Distribution Center
4.5 acre site
5,200 Sf of office

PROPERTY HIGHLIGHTS

- 57,328 Distribution Center
- 4.5 acre site
- 5,200 Sf of office
- High Bay pitch roof
- All concrete was 4000 psi as opposed to a more traditional 3000 psi.
- Clerestory windows were added which allows natural light into the warehouse
- The metal wall panels were 22-gauge Shadow rib panels
- The roof is 22 gauge as opposed to 24 or 26 gauge and Metallic's Double-Lok.
- It would probably take 2 years to build a new project identical to this property due to our challenging regulatory environment to be completed

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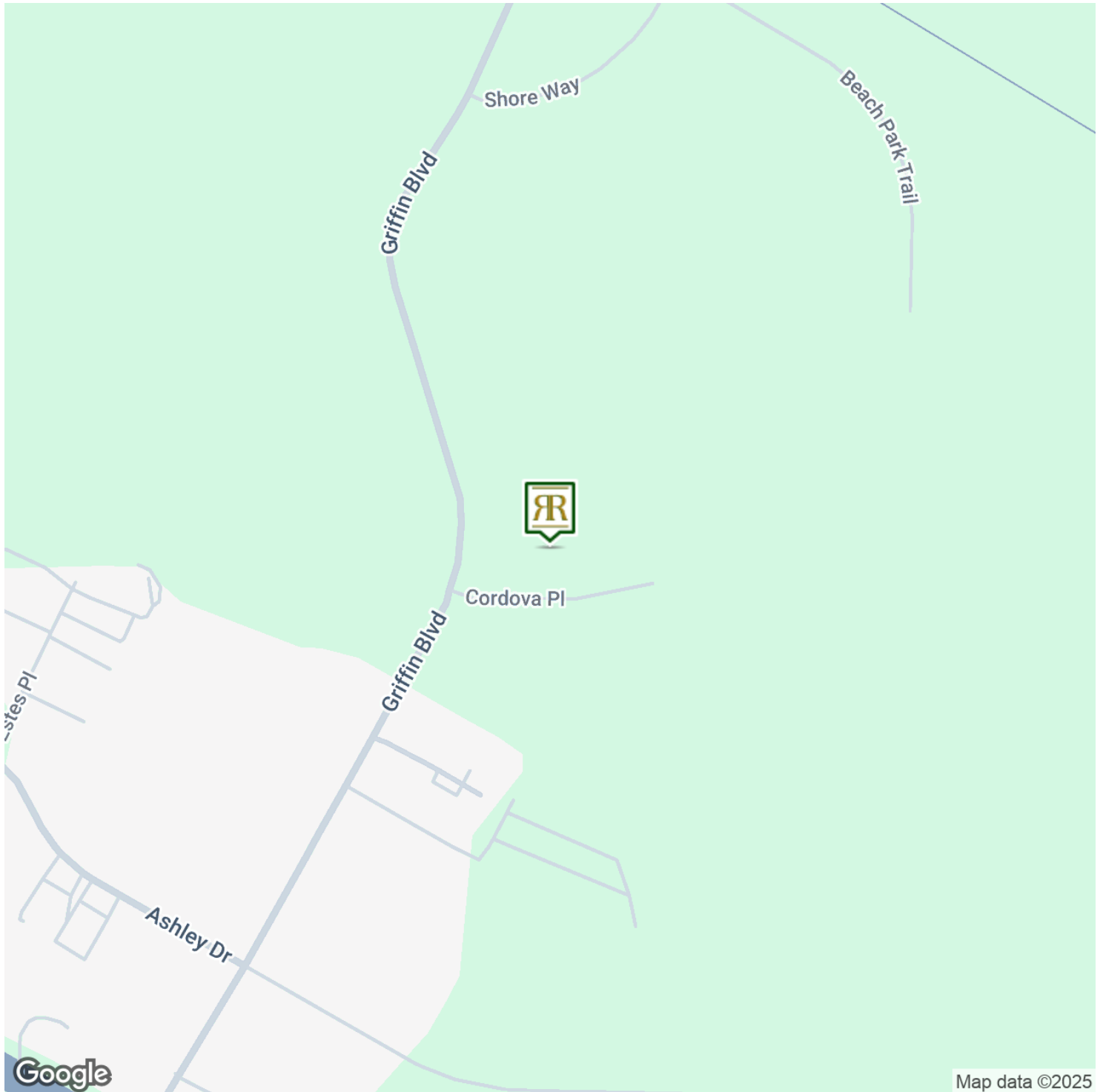
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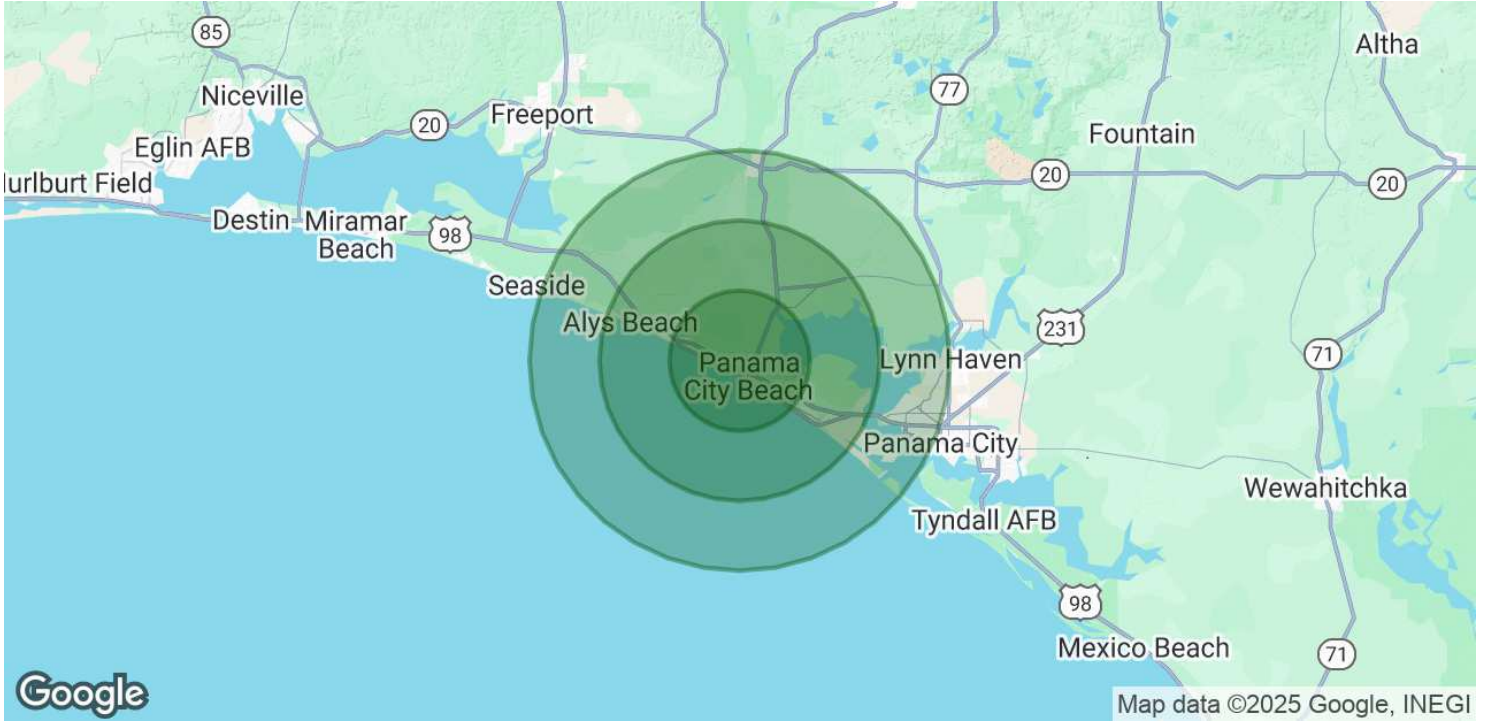
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INDUSTRIAL PROPERTY FOR SALE



POPULATION	5 MILES	10 MILES	15 MILES
Total Population	19,785	50,928	106,677
Average Age	47	45	44
Average Age (Male)	46	44	43
Average Age (Female)	48	46	45

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	8,902	22,543	45,238
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$104,542	\$101,738	\$100,153
Average House Value	\$430,730	\$446,333	\$412,497

Demographics data derived from AlphaMap