

# The Sears Building

7801 A Sears Blvd Pensacola, FL 32514

## PROPERTY HIGHLIGHTS

- Proposed New Construction
- 15,000 SF Clear Span WHSE
- 24 FT Ceiling Height
- Tilt Concrete Construction
- 22 FT Eave Height
- Wet Sprinkler
- Immediate to Interstate

Build to suit warehouse space available in a well-established commercial park. This is an exceptional opportunity to lease a state-of-the-art, 15,000 square foot warehouse that will feature tilt-up concrete construction. The facility will boast a spacious clear span design with an impressive 24-foot ceiling height and dock-high doors. It will include a 1,500 square feet office space with five offices, a large conference room, break rooms, and restrooms, while leaving the majority of the area as a clear span warehouse. For safety, the warehouse will be equipped with a wet sprinkler system and complex offers convenient onsite railroad access. Additionally, there will be up to eight loading docks available. The property is shared with other industrial tenants. Extra laydown yard space is also available.

**BUILD TO SUIT**

**OFFICE & INDUSTRIAL SPACE  
15,000 SF +/- CLEARSPAN WHSE  
PROFESSIONAL BUSINESS PARK**

For more information,  
please contact:

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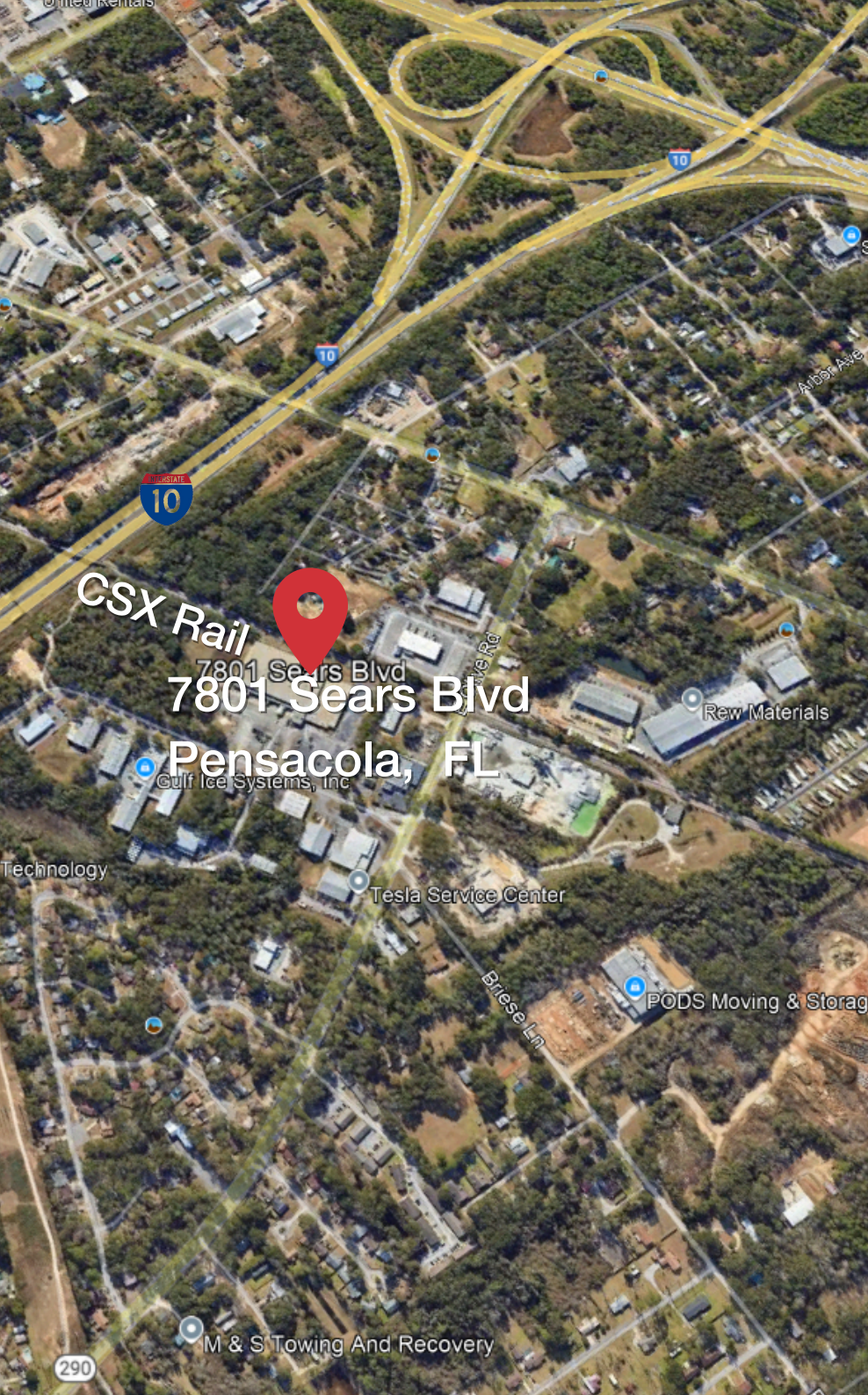
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## LOCATION ADVANTAGES

INTERSTATE	1.5 miles I-10
CSX	Runs Behind Property
ESTABLISHED BUSINESS PARK	BUILDERS SPECIALTY, BLUE WIND, TESLA, TK ELEVATOR, GRANITELAND, HINKLE METAL

- Multiple Loading Docks
- Located in Commerce Park
- Additional Lay Down Available
- On Site Railroad Access
- 0.34 AC
- 141' x 147' Lot Dimensions
- 8- 12 month Build To Suit
- Flexible Build Options

## LEASE DESCRIPTION

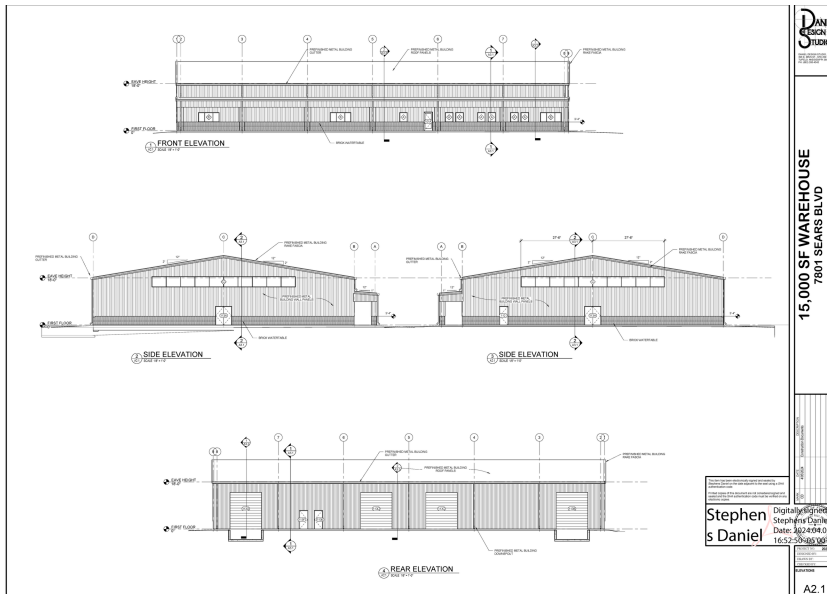
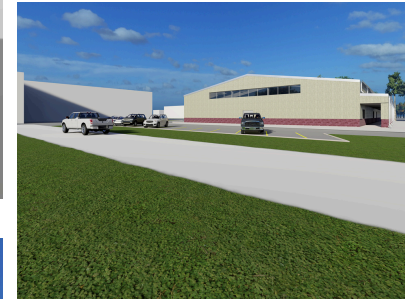
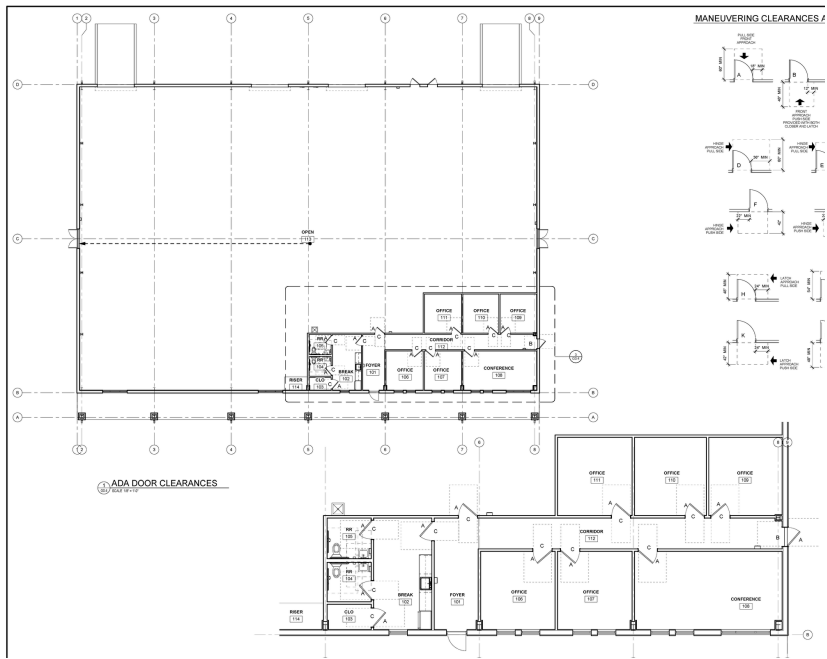
- NNN LEASE
- 5-YR TERM

\$ 18,750 PER MO

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