

INDUSTRIAL PROPERTY



INDUSTRIAL/LIGHT DISTRIBUTION AVAILABLE

3493 - 3495 N. ALCANIZ ST., PENSACOLA, FL 32503



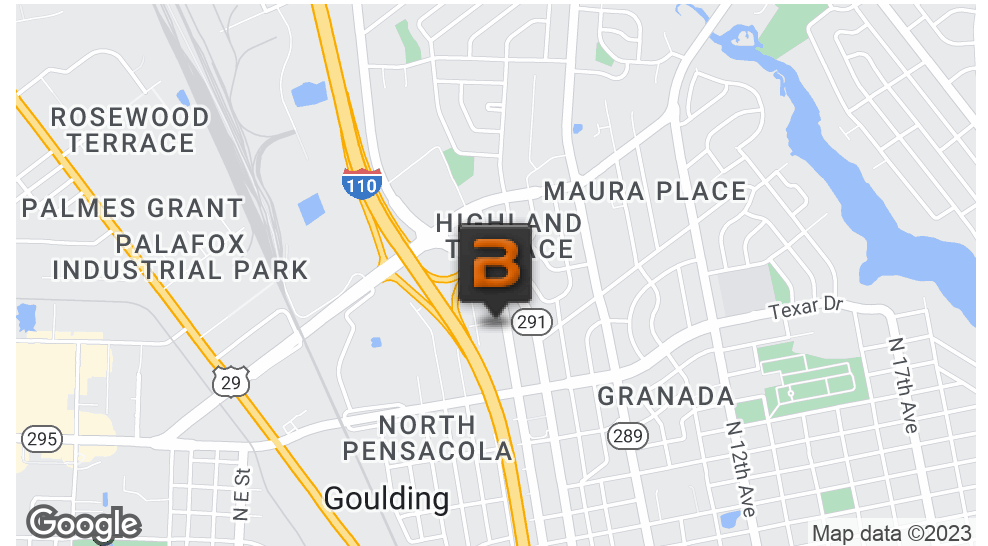
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OFFERING SUMMARY

Sale Price:	\$2,000,000
Building Size:	26,780 SF
Lot Size:	1.4 Acres
Price / SF:	\$74.68
Year Built:	1968
Zoning:	C-3

PROPERTY OVERVIEW

This property comprises three buildings, offering a combined 26,000+ square feet of light industrial space with four loading docks. The individual building sizes are 7,200 square feet, 7,380 square feet, and 12,200 square feet, all featuring a generous 20-foot clear height. Notably, the largest building has been upgraded with two AC units and spray foam insulation.

Situated on approximately 1.4 acres of land, the property boasts nearly 300 feet of frontage along M.L.K. Drive. It offers ample parking space and includes two fenced yards. The site ensures convenient ingress and egress, providing excellent access to the interstate. Additionally, two smaller parcels are available, suitable for lay-down yards or parking.

PROPERTY HIGHLIGHTS

- Three Buildings totaling over 26,000sf
- Outstanding Access to the Interstate
- Zoned C-3
- Great Owner/User Opportunity to Build Wealth Through Ownership

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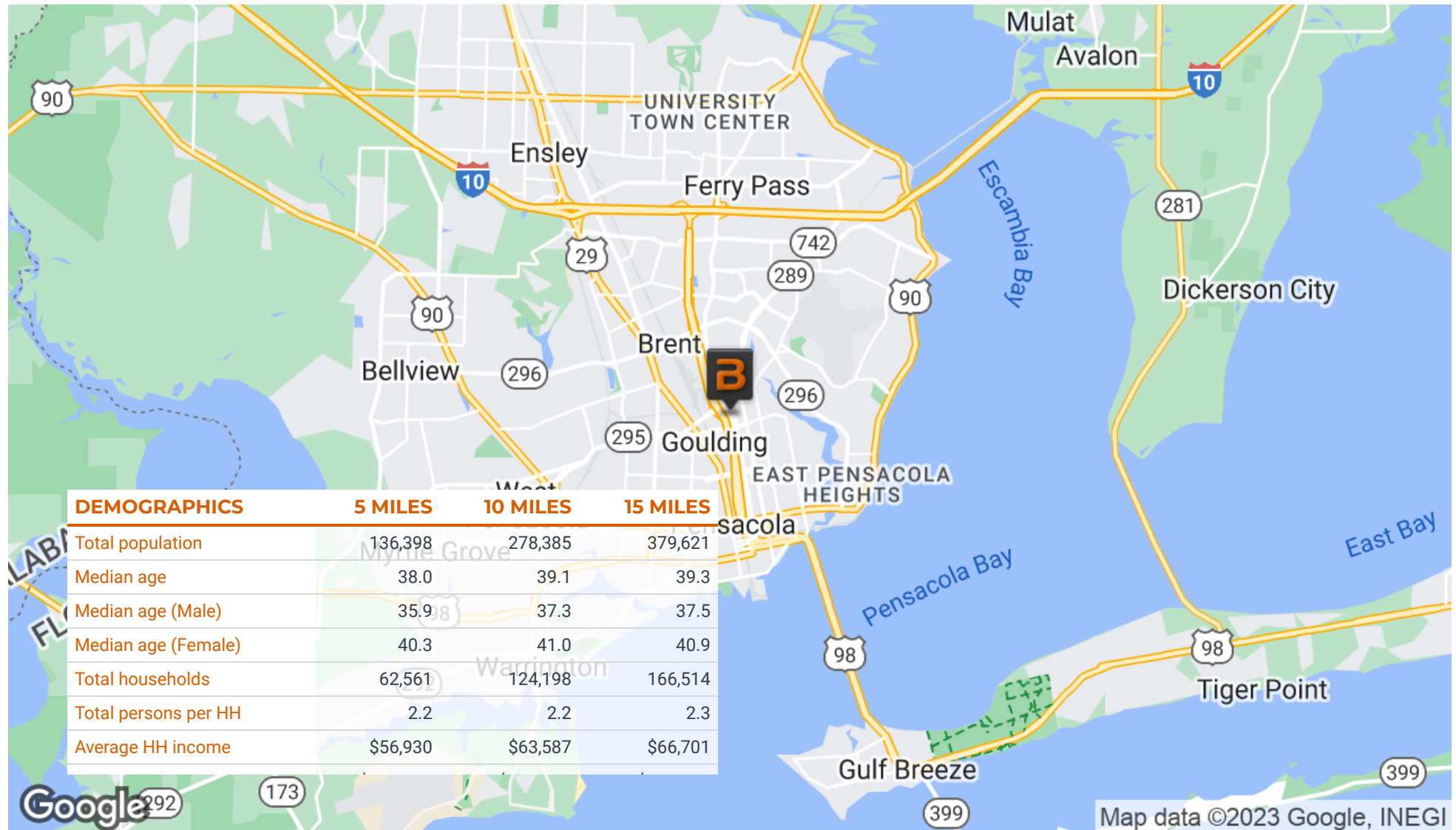
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