



6,000 SF TURNKEY OFFICE/WAREHOUSE WITH SHOWROOM, YARD & DOCK

3200 W FAIRFIELD DRIVE | PENSACOLA, FL 32505

PRESENTED BY:
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AVAILABLE FOR PURCHASE



EXECUTIVE SUMMARY



SALES PRICE	\$750,000
BASE AREA	6,000 SQUARE FEET
ACREAGE	.663 ACRE
OCCUPANCY TYPE	SINGLE TENANT
ZONING	C-2 COMMERCIAL
YEAR BUILT	2006
IN OPPORTUNITY ZONE?	YES

PROPERTY HIGHLIGHTS

- ±6,000 SF facility featuring ±2,160 SF of conditioned office/showroom space and ±3,840 SF of warehouse, providing a functional layout for businesses requiring both professional front-of-house and operational back-of-house space
- Warehouse features 14' eave height (16' center), grade-level roll-up door, and recessed dock, supporting efficient loading, distribution, and logistics
- 0.66-acre fully fenced site with large laydown yard and dual gated access, ideal for secure outdoor storage, equipment staging, and operational flexibility
- Prime location along W Fairfield Drive near Lowe's and national retailers, providing strong visibility, accessibility, and proximity to workforce and customer base

PROPERTY DESCRIPTION

Positioned along a highly traveled corridor at 3200 W Fairfield Drive in Pensacola, this versatile office/warehouse property offers a centrally located, functional space with both showroom, flex warehouse, and laydown capabilities.

Situated on 0.66 acres and zoned heavy commercial/light industrial, the property is well suited to support a variety of industrial and commercial uses where 3-phase power is needed. The $\pm 6,000$ square foot building features a well-appointed $\pm 2,160$ SF conditioned showroom and office space, complete with a reception area, 2 private offices, and 2 restrooms. The remaining $\pm 3,840$ SF warehouse provides ample space for operations, storage, and distribution.

The warehouse has an eave height of 14' and a center height of 16' and is supported by one grade-level roll-up door (14'W x 12'H) and one recessed dock, allowing for efficient loading, offloading, and logistics.

The site is fully fenced and includes a large laydown yard with dual gated access, making it ideal for businesses requiring secure outdoor storage or equipment staging. Ample side parking enhances functionality for employees and customers alike, and there is a median cut directly at the front of the property. There is a perpetual non-exclusive easement for pedestrian and vehicular ingress and egress benefiting this property. This property presents a strong opportunity for businesses seeking a well-configured space in a growing Pensacola market with excellent accessibility and operational versatility. The property is also located within an Opportunity Zone.

The property is strategically positioned along W Fairfield Drive, which sees approximately 45,000 vehicles per day, and is surrounded by a strong mix of national and neighborhood retailers. Nearby anchors include Lowe's Home Improvement, which drives consistent traffic to the corridor, along with value-oriented retail such as Family Dollar. The area also continues to see new investment with recently developed convenience retail, including a Murphy USA fuel station, further reinforcing the corridor's accessibility and daily consumer draw. This blend of established retailers, service providers, and ongoing redevelopment creates a highly functional location for users seeking proximity to both workforce and customer traffic.



EXTERIOR PHOTOS



EXTERIOR PHOTOS



OFFICE/SHOWROOM PHOTOS



WAREHOUSE PHOTOS



AERIAL MAP



MEASURED PLAT MAP



PENSACOLA MARKET AREA SUMMARY

Pensacola serves as the economic and cultural hub of Northwest Florida, benefiting from a diversified regional economy and sustained public and private investment. The market is anchored by major employers across defense, financial services, healthcare, manufacturing, and education, creating a stable employment base that supports long-term real estate demand. Unlike many coastal markets driven primarily by tourism, Pensacola's balanced economic profile provides resilience across market cycles while continuing to attract new residents and businesses.

Recent years have seen significant large-scale investment that reinforces the market's growth trajectory. Navy Federal Credit Union continues to expand its Pensacola campus through additional office facilities, structured parking, and infrastructure improvements, underscoring long-term confidence in the region. Advanced manufacturing investment, including the expansion of GE Vernova in Escambia County, has strengthened Pensacola's role within the broader energy and industrial supply chain. These projects generate high-quality jobs and contribute to secondary demand for housing, retail, and professional services throughout the metro area.

Public infrastructure investment further supports Pensacola's long-term outlook. The ongoing expansion and modernization of Pensacola International Airport is increasing passenger capacity and improving regional connectivity, benefiting both tourism and business travel. Combined with direct access to Interstate 10, proximity to the Port of Pensacola, and Florida's business-friendly tax environment, Pensacola remains well positioned to capture continued in-migration from higher-cost markets. Strong quality of life fundamentals, relative affordability, and consistent population growth continue to support demand across commercial, mixed-use, and residential real estate assets.





FOR MORE INFORMATION:

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