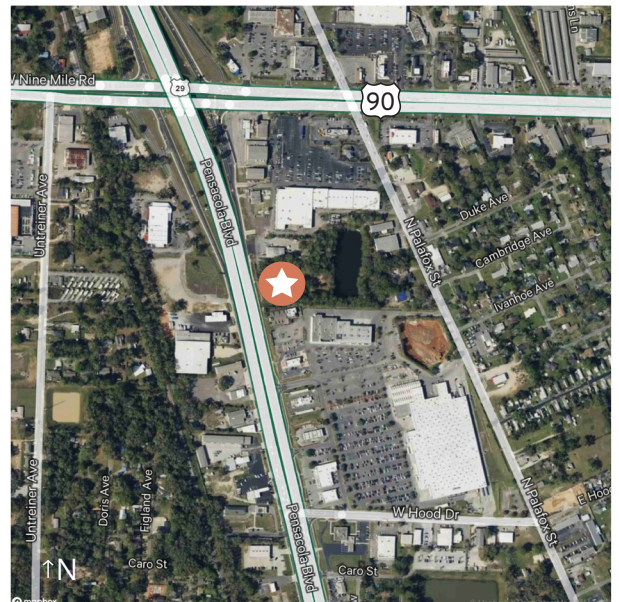




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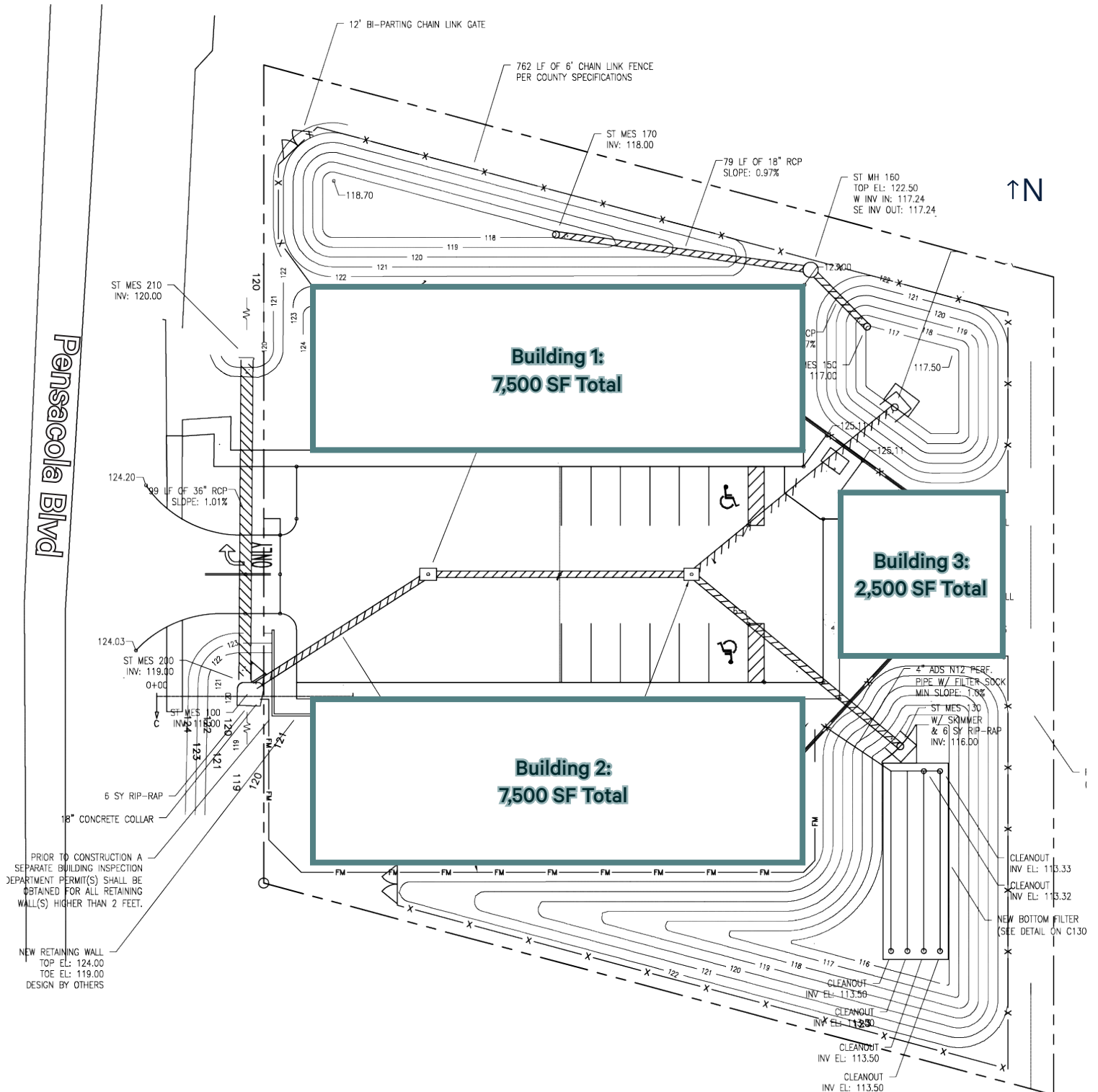
- + Asking Rate \$14/SF/Yr, NNN — inquire for details For Sale
- + 1,250 SF – 7,500 SF max contiguous; 20' CH front, 17' CH rear
- + Dedicated roll-up drive-in door per bay
- + Great exposure on US Hwy 90 (locally Pensacola Blvd), minutes from I-10
- + Ideal for contractors, showrooms, or multi-functional workspace
- + Shell space with slab and plumbing stubbed out — a blank canvas for tenants to design a layout that fits their business



Flex/Professional Space

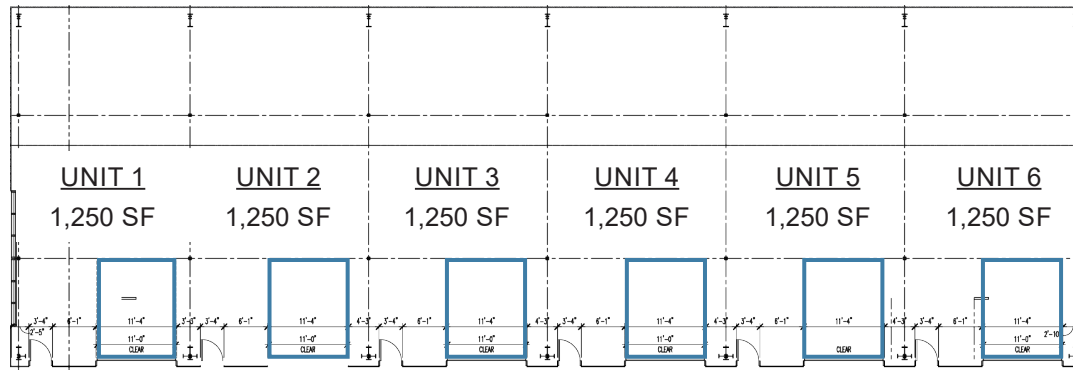
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Site Plan

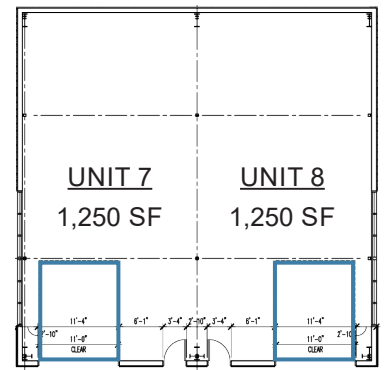


Flex/Professional Space

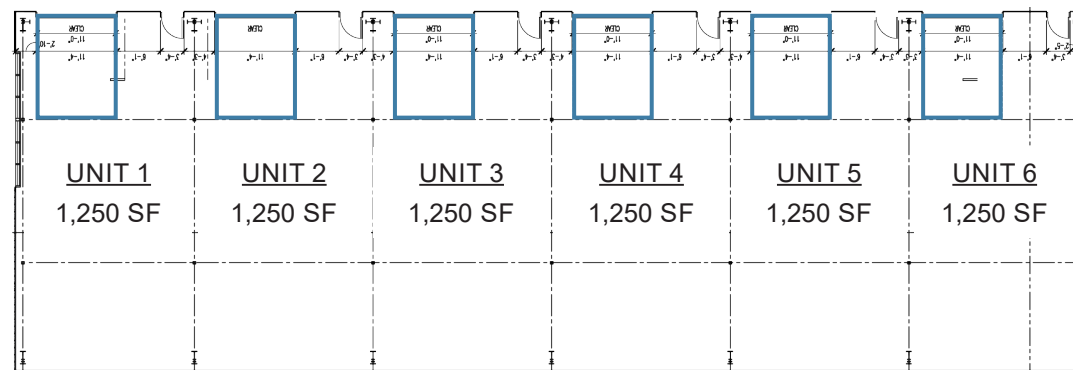
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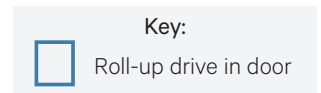
Building 1



Building 3



Building 2



Building 1



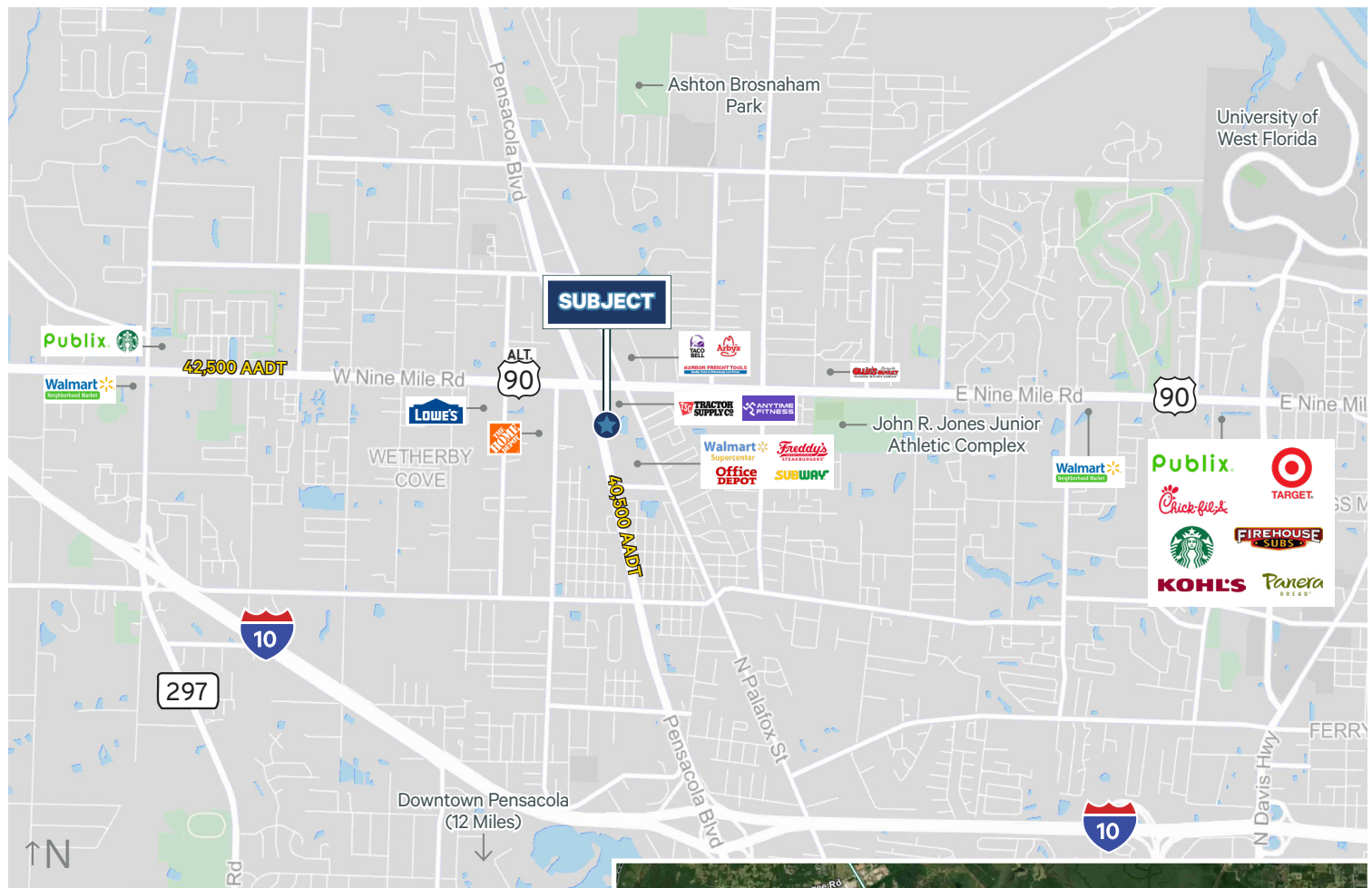
Building 2



Building 3

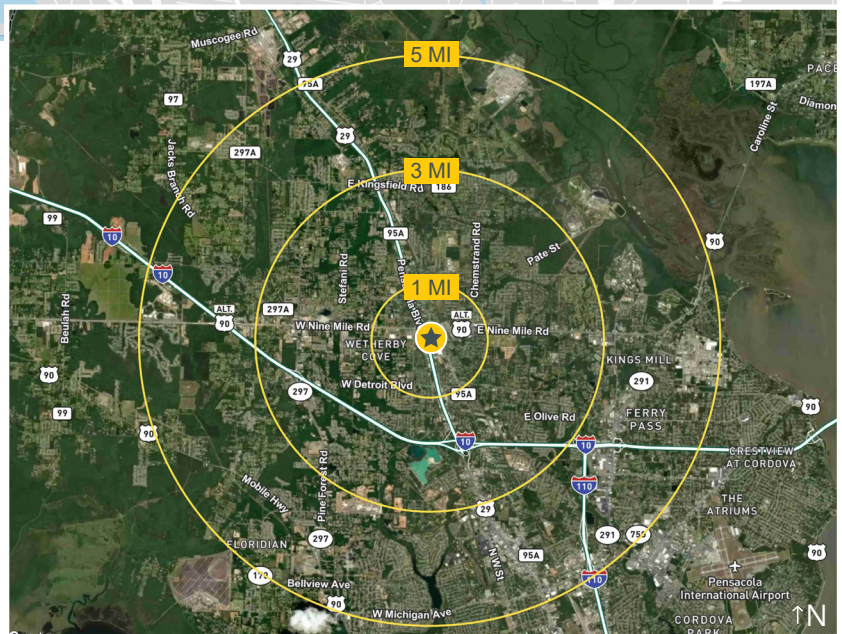
Flex/Professional Space

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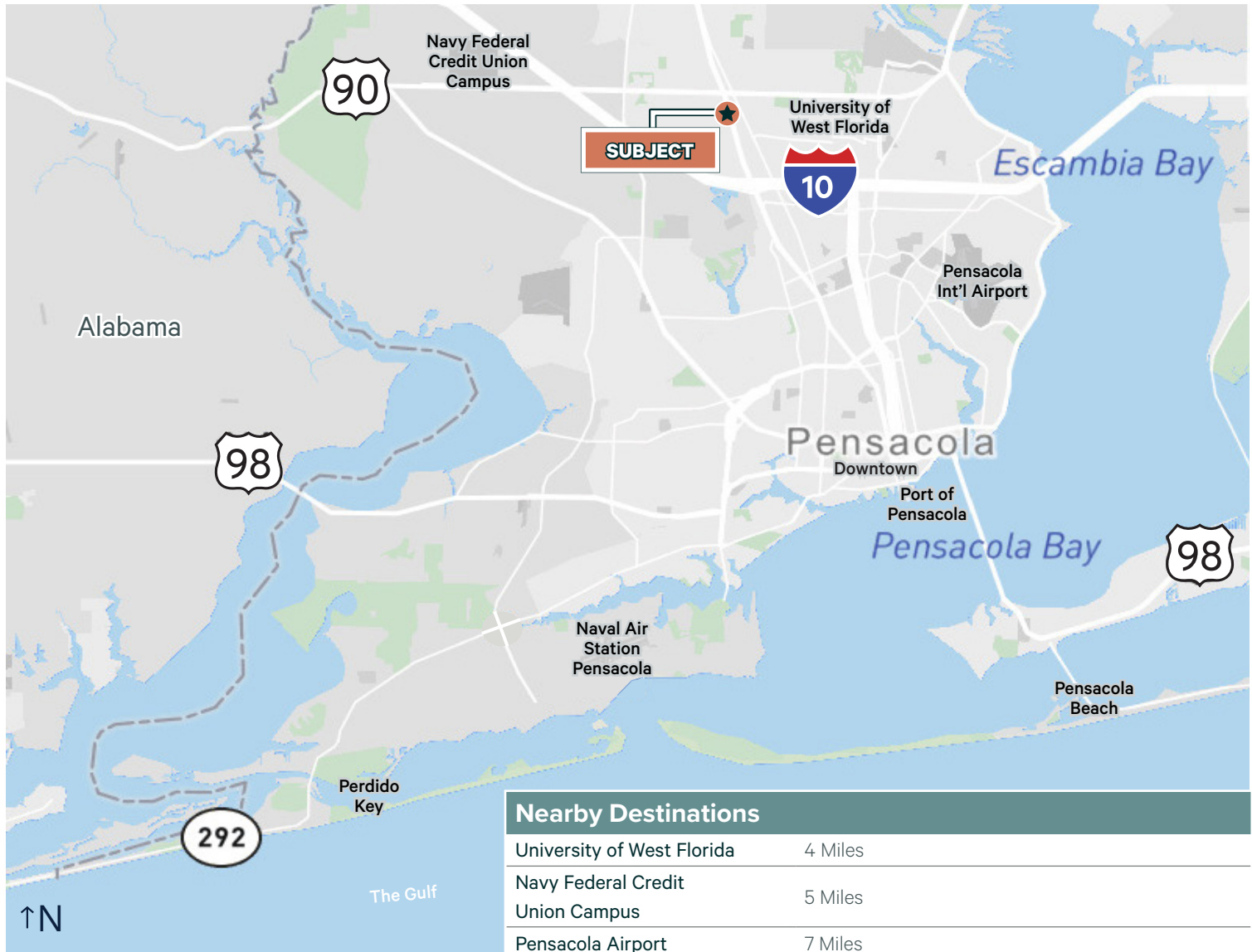


The Pensacola–Ferry Pass–Brent MSA, with over 544,000 residents, anchors the Florida Panhandle economy. Major employers include Naval Air Station Pensacola, Navy Federal Credit Union (9,188 employees), Baptist Health Care (5,434), Ascension Sacred Heart (4,820), and Florida Power & Light. Higher education is represented by University of West Florida (15,666 students), Pensacola State College (10,700), and Pensacola Christian College (~4,800), serving over 31,000 students. Pensacola is also a leading Gulf Coast tourism destination, known for its white sand beaches and emerald waters.

The region offers air, sea, and rail access. Pensacola International Airport serves 3 million passengers annually with nonstop flights to 26 U.S. destinations via seven major carriers. The Port of Pensacola, a deep-water facility with six berths (33 ft depth), 400,000 sq. ft of storage, and Class I rail via CSX, supports trade. Key roadways include I-10, US 29, and US 98, connecting Pensacola to regional and national corridors.



Demographics	1 MI	3 MI	5 MI
Population	4,941	48,612	114,046
Avg Household Income	\$97,280	\$105,855	\$108,652
Housing Units	2,278	23,253	50,640
Median Age	39	41	40
Daytime Employment	4,139	16,297	107,540



Nearby Destinations

University of West Florida	4 Miles
Navy Federal Credit Union Campus	5 Miles
Pensacola Airport	7 Miles
Cordova Mall	7 Miles
Downtown Pensacola	10 Miles
Pensacola Bayfront Stadium	Home of the Pensacola Blue Wahoos minor league baseball team; Community Maritime Park - 11 Miles
Naval Air Station	15 Miles

Contact Us

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