



21,894 SF Highly Adaptable Lab, Testing & Office Facility Specialized Office Facility in Ellyson Industrial Park

Located within Ellyson Industrial Park in Pensacola, Florida, 3355 McLemore offers a rare opportunity for users requiring lab space, research, testing, secured office, and controlled-access operational space.

LEASE RATE: SUBJECT TO OFFER

- **Size:** 21,894 sf. of highly adaptable lab and office space.
- **Zoning:** HC/LI perfectly suited for industrial, Current use is Research and Development Lab, and testing operations.
- **Parking:** Approximately 80-90 spaces
- **Outside:** Laydown yard with chiller system
- **Air Handling:** Dedicated heavy-duty HVAC systems with multi-stage filtration and fume hood exhaust capabilities.
- **Plumbing:** Emergency eyewash stations and safety showers
- **Power:** Heavy 3-phase power distribution to support high-draw testing equipment and servers.

Contact listing agent's for details. Please do not disturb tenant. Agent must be present for all tours.

Tina Tortomase

Commercial Sales Associate
e: ttortomase@naipensacola.com
m: 1 850 384 5818

Cameron Cauley

Commercial Sales Associate
e: ccauley@naipensacola.com
m: 1 850 291 3341

3355 McLemore Drive

Pensacola, FL. 32514



Purpose-Built Infrastructure for Lab, Testing & Technical Users



The property is currently occupied by Eurofins, with the existing lease in place through the second quarter of 2027. The facility is well suited for research and development, laboratory operations, testing, technical services, industrial support, or other specialized users requiring advanced infrastructure.

The facility includes dedicated heavy-duty HVAC systems with multi-stage filtration and fume hood exhaust capabilities, heavy three-phase power distribution to support high-draw testing equipment and servers, emergency eyewash stations, safety showers, climate-controlled storage and refrigeration zones, spill kits located throughout the premises, and a generator. Secure, controlled-access points provide added functionality for sensitive material handling and operational security.

Please do not disturb the tenant.
Agent must be present for all tours.

Lease rate is subject to offer.

For more information

Tina Tortomase

Senior Commercial Sales Associate

e: ttortomase@naipensacola.com

m: 1 850 384 5818

Cameron Cauley

Senior Commercial Sales Agent

e: ccauley@naipensacola.com

m: 1 850 291 3341

3355 McLemore Drive

Pensacola, FL. 32514

Advanced Facility Infrastructure in a Strategic Industrial Corridor

This 21,894 SF lab and office facility is located within Ellyson Industrial Park in Pensacola, Florida, offering highly adaptable space for research and development, laboratory operations, testing, technical services, and related industrial users

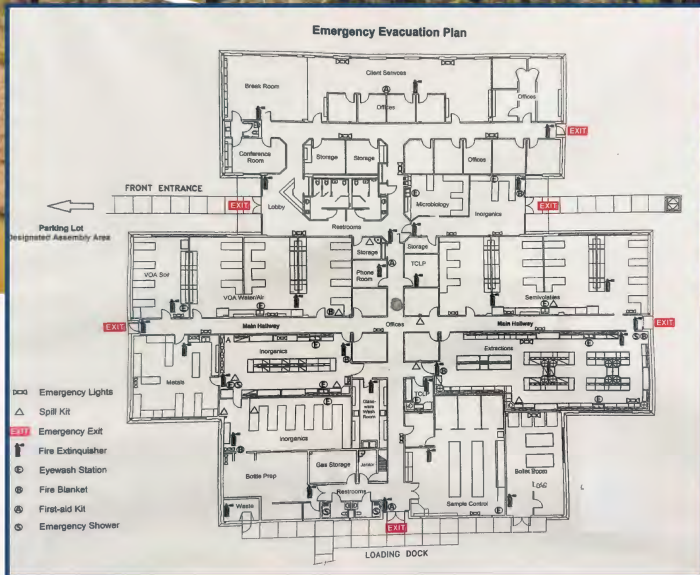


The building is situated on approximately 9.38 acres, with approximately four acres remaining undeveloped, creating potential for future expansion or a possible build-to-suit opportunity. Zoned HC/LI, the site is well positioned for industrial, research, laboratory, and business operations. The location within the Pensacola corridor provides excellent access to I-110 and the surrounding regional transportation network.



Ellyson Industrial Park

AREA INFO



Facility Features

- Secure, controlled-access points for sensitive material handling.
- Dedicated climate-controlled storage and refrigeration zones.
- Spill kits are located throughout the premises.
- Administrative area featuring private offices, a conference room, storage areas, and a breakroom.
- Property is currently occupied by Eurofins. Lease is through the second quarter of 2027

Ellyson Industrial Park Overview

Situated in Ellyson Industrial Park, this highly adaptable office and laboratory facility is positioned in one of Pensacola's most established technical and industrial corridors. The surrounding business park environment is well suited for research and development, testing operations, laboratory users, light industrial support, specialized manufacturing, and technical service providers. With excellent access to I-110, I-10, Pensacola International Airport, Davis Highway, Nine Mile Road, and Highway 29, the property offers both operational functionality and regional connectivity for users serving Northwest Florida and the broader Gulf Coast.

All information contained herein has been obtained from sources deemed reliable and is believed to be accurate; however, no warranty or representation, express or implied, is made as to the accuracy or completeness of the information. NAI Pensacola strongly recommends that prospective tenants and purchasers conduct their own independent investigations and due diligence regarding all matters material to their decision, including but not limited to size, zoning, permitted use, condition, and availability. Pricing, terms, and property availability are subject to change without notice @NAIPENSACOLA2026