

LEASE

INDUSTRIAL WITH FENCED LAYDOWN

2800 N P St Pensacola, FL 32505



PROPERTY DESCRIPTION

Large Industrial space available that can be subdivided into 2 units. This site includes a total of 4 roll up doors and fenced laydown yard space available for tenant's use. Centrally located in west Pensacola, this site is convenient to I-110, which is only 1.5 miles away. Demographics within a 5-mile radius include a total population of 145,771 with an average household income of \$77,847. Property consists of 3 parcels zoned HC/LI

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	26,027	59,450	114,323
Total Population	66,994	145,771	283,280
Average HH Income	\$73,287	\$77,847	\$87,674

LOCATION DESCRIPTION

Property is on the west side of Pensacola 1.5 miles to I-110. The area is surrounded by industrial businesses and is less than 1.5 miles to the Palafox Industrial Park.

OFFERING SUMMARY

Lease Rate:	\$10 - 12 SF/yr (NNN)
NNN Rate:	1.25 SF/yr
Lot Size:	0.85 Acres
Building Size:	11,186 SF

Melissa Glyptis Simpson
(850) 733-6532

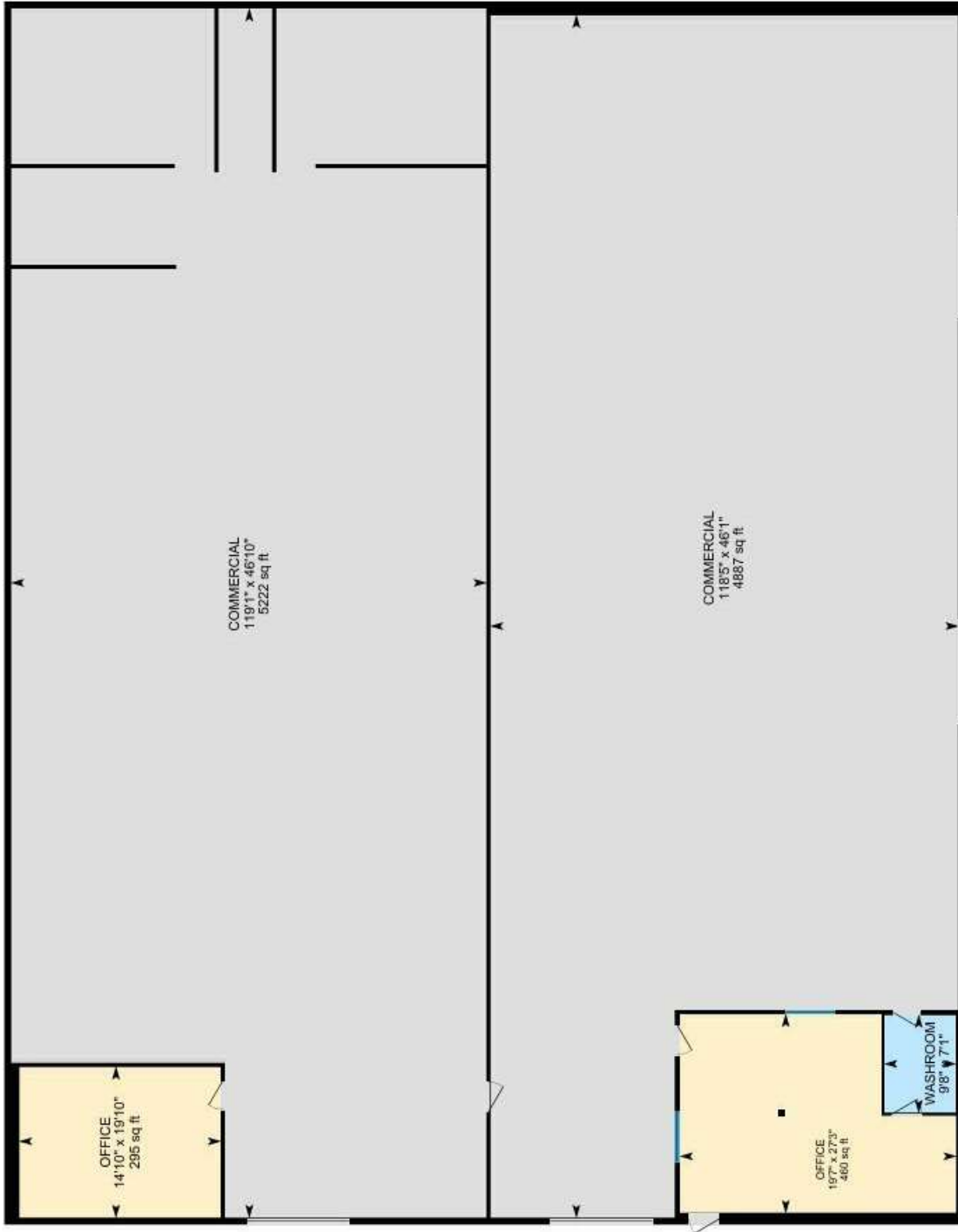


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FLOORPLAN

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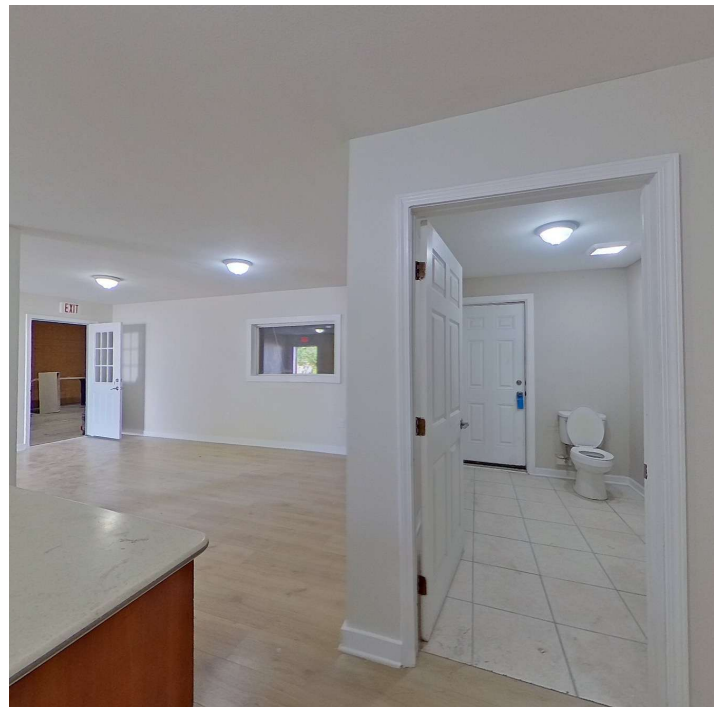
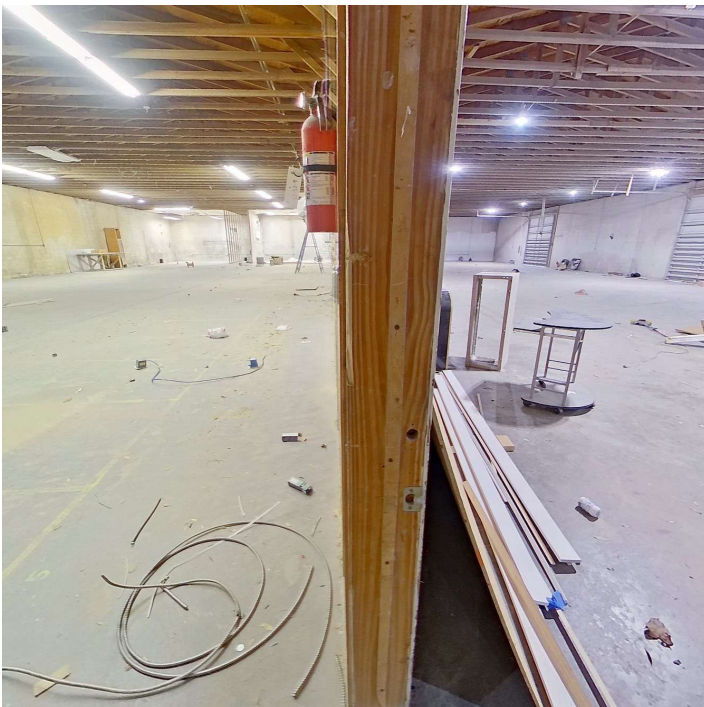


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ADDITIONAL PHOTOS

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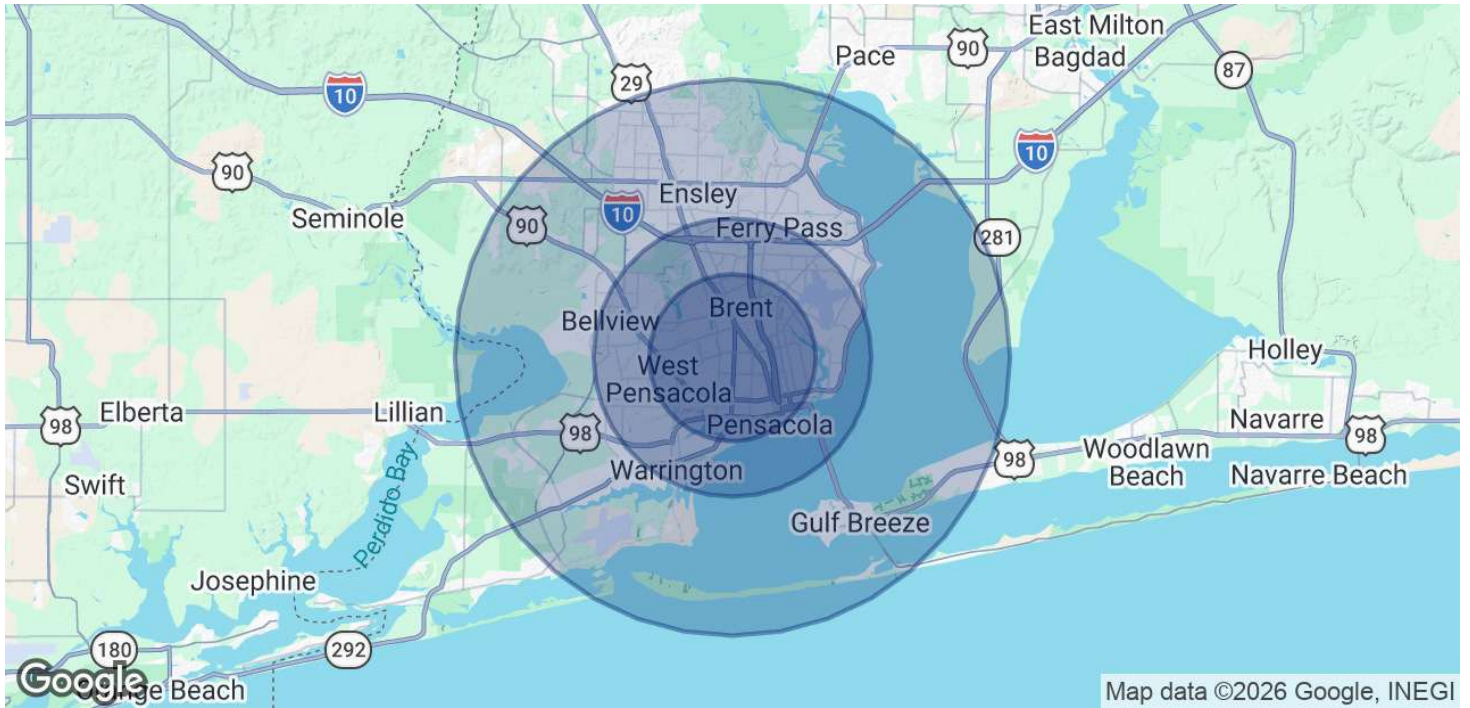


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DEMOGRAPHICS

2800 N P St Pensacola, FL 32505



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	66,994	145,771	283,280
Average Age	36.2	38.3	39.5
Average Age (Male)	35	37	38.1
Average Age (Female)	38.8	40.4	41.5

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	26,027	59,450	114,323
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$73,287	\$77,847	\$87,674
Average House Value	\$230,048	\$230,441	\$272,499

2023 American Community Survey (ACS)

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