

— INDUSTRIAL / OFFICE WAREHOUSE

3826 W Navy Boulevard

ASKING RATE
\$9.50 / SF NNN

CAM
\$2.50 / SF

AVAILABLE SPACE
±5,760 SF

ZONING
COM

PROPERTY DESCRIPTION

Position your business in a highly visible, fully renovated office warehouse property along one of Pensacola's busiest commercial corridors. Located on Navy Blvd with exposure to more than 20,000 vehicles per day, this versatile small bay industrial asset combines functionality, accessibility, and strong street presence just minutes from Downtown Pensacola, NAS Pensacola, and major transportation routes.

The ±5,760 SF space offers an efficient blend of warehouse, showroom, and office components, making it ideal for contractors, service-based businesses, distribution, storage, light industrial operations, or trade-related tenants seeking a professional customer-facing environment with operational flexibility.

Recently renovated, the property features approximately 18' ceiling height and 14' clear height, upgraded electrical service, LED lighting throughout, and multiple loading configurations including two dock high doors and one ramp access door. The layout includes a private office and two restrooms, creating a move in ready setup for businesses looking to minimize upfront buildout costs. Additional highlights include strong frontage and signage visibility along Navy Blvd, and COM zoning that supports a wide range of commercial and industrial uses.

PROPERTY HIGHLIGHTS

- ±5,760 SF office warehouse building
- Fully renovated and move-in ready
- ±18' ceiling height / ±14' clear height
- Two dock high doors + one ramp door
- Upgraded electrical service
- LED lighting throughout
- Private office and two restrooms
- 20,000+ VPD — Navy Blvd
- Minutes from Downtown Pensacola
- Minutes from NAS Pensacola



DETAILS

TYPE	Office / Industrial Warehouse
AVAILABLE SF	±5,760 SF
ASKING RATE	\$9.50 / SF NNN
CAM	\$2.50 / SF
LEASE TYPE	NNN
CEILING HEIGHT	±18' / 14' Clear
DOCK DOORS	2 Dock + 1 Ramp
ELECTRICAL	Upgraded Service
LIGHTING	LED Throughout
RESTROOMS	Two Restrooms
ZONING	COM
AVAILABILITY	Immediate

LOCATION

- 20,000+ vehicles per day on Navy Blvd
- Minutes from Downtown Pensacola
- Minutes from NAS Pensacola

FOR MORE INFORMATION

Luxe Holdings Group · admin@luxe-holdings.com

Information provided herein is considered accurate and current at the time of publication. Subject to change without notice.