

# Small-Bay-Industrial

## 2,000 sq ft Units - \$2,750 / Month

Grow Dr, Pensacola, FL 32514

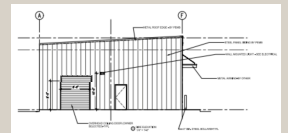
\* Gross / No NNN Fees / Includes Water

New Construction Underway



Designed for Trades, Light Industrial, Fabrication, and Service Businesses

- ▶ 50' W x 40' D - Conditioned Office + Warehouse + Restroom / Fully Insulated
- ▶ 20' Ceiling Height + 14' Front-Facing Roll-Up-Door
- ▶ Dedicated Side Lay-Down Yard (30' W x 40' D) + 10' Side-Facing Roll-Up-Door
- ▶ 3-phase 200-amp Electric Service
- ▶ Fully Fenced Property
- ▶ Zoned Heavy Commercial / Light Industrial
- ▶ Easy access to I-10, I-110, and Scenic Highway
- ▶ Accepting Applications for Summer 2026



### Finished to Suit Possible

- \* Office area size
- \* Full air conditioning possible
- \* Over-office area storage possible
- \* 2nd floor office area possible

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