

NNN LEASED INDUSTRIAL INVESTMENT

FOR SALE

2339 Truman Ave, Pensacola, FL 32505



OFFERED AT \$1,050,000 | 7.43% CAP | \$78,000 NOI

- **LEASED INVESTMENT – \$78,000/YEAR NOI (NNN)**
- **TENANT COMMITTED TO NEW 5-YEAR NNN LEASE**
- **ESTABLISHED AUTOMOTIVE OPERATOR IN PLACE**
- **6,520 SF TOTAL | TWO BUILDINGS | 1.34 ACRES**
- **TWO ADJACENT PARCELS**
- **10 ROLL-UP / DRIVE-IN DOORS**
- **100% AIR-CONDITIONED SERVICE AREA**
- **HC/LI ZONING – AUTO, SERVICE & LIGHT INDUSTRIAL**
- **REAL ESTATE ONLY – NO BUSINESS OR EQUIPMENT**



LISTING BROKERAGE

Dalton Wade Real Estate Group

LISTING AGENT / SALES ASSOCIATE

Mariia Sokolova

Text: 850 380 8180

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Tenant willing to execute a new 5-year NNN lease at closing, at buyer's option — hold stabilized income or re-lease at market.

Information deemed reliable but not guaranteed. Buyer to verify all information.

PROPERTY DETAILS & INVESTMENT SUMMARY

2339 Truman Ave, Pensacola, FL 32505



INVESTMENT SUMMARY

Asking Price	\$1,050,000
Net Operating Income	\$78,000 / year
Cap Rate	7.43%
Price per SF	\$161.04
Occupancy	100%
Tenancy	Single tenant

LEASE SUMMARY

Tenant	Independent body center
Rent	\$6,500 / month NNN
Lease Type	Triple Net (NNN)
Current Term	May 2026 – May 2027
Extension	New 5-yr NNN at closing, at buyer's option

PROPERTY DETAILS

Total Building Area	±6,520 SF (two buildings)
Land Area	1.34 acres, two adjacent parcels
Year Built / Renovated	1970 / 1980
Zoning	HC/LI (Heavy Commercial / Light Industrial)
Roll-Up Doors	10 drive-in doors
Climate Control	100% air-conditioned incl. service areas
Parking	±60 spaces

LOCATION

Located in Pensacola's established industrial corridor (32505), minutes from I-110 and Pensacola Blvd (US-29), with convenient access to downtown Pensacola and I-10. HC/LI zoning permits a wide range of automotive, service, and light industrial uses — a rarely available zoning profile in this submarket.

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