

**125 LURTON ST. | PENSACOLA, FL.**  
**LOADING DOCK, DRIVE-IN RAMP &**  
**THREE ROLL-UP DOORS**



**18,150 SF Built for Distribution, Contractors, Storage & Industrial Users**  
**Office Warehouse Building in Palafox Industrial Park**

- 18,150 SF total building size
- 15,270 SF clear span warehouse
- 1,600 SF office area
- 1,280 SF storage area
- 26-foot center height
- 24-foot eave height
- Fully sprinklered warehouse
- Three roll-up doors
- 180-foot loading dock
- Drive-in ramp
- Fenced yard on 1.59 AC site
- Office includes 3 private offices, breakroom, and 3 restrooms

**Base Rent: \$8.50 PSF + NNN**  
**NNN Expenses: \$2.21 PSF**  
**Total Rent: \$10.71 PSF**

**Estimated Monthly Rent: \$16,207.80**

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# CLEAR SPAN WAREHOUSE

BUILT FOR DISTRIBUTION

## 125 LURTON STREET | OFFICE / WAREHOUSE for LEASE



125 Lurton Street offers a highly functional 18,150 SF office/warehouse facility positioned on approximately 1.59 acres with a secure fenced yard. The property features approximately 15,270 SF of clear span warehouse space with a 26-foot center height and 24-foot eave height, providing excellent functionality for distribution, storage, contractor operations, light industrial users, or logistics-related businesses.

The warehouse is fully sprinklered and includes three roll-up doors, a 180-foot-long loading dock, and a drive-in ramp for efficient loading and circulation. The front office component includes approximately 1,600 SF with three private offices, a breakroom, and three restrooms. An additional 1,280 SF of storage space adds flexibility for users needing organized inventory, equipment, or operational support areas.

### Lease Summary

Base Rent: \$8.50 PSF NNN

NNN Expenses: \$2.21 PSF

Total Rent: \$10.71 PSF

Estimated Monthly Rent: \$16,207.80

Lease Term: 5–10 Years

For more information

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# 125 Lurton St.

Pensacola, FL. 32505

## Built for Distribution, Contractors, & Industrial Users

The area is known for its practical mix of warehouse, logistics, service commercial, light manufacturing, and industrial retail users, making it a functional location for businesses that need both operational space and convenient regional access.



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# 125 Lurton St.

Pensacola, FL. 32505

## Clear Span Warehouse with Serious Functionality

125 Lurton Street offers 18,150 SF of office/warehouse space on a secure 1.59-acre fenced site. With well configured office space and a clear span warehouse, 24-foot eave height, a fully sprinklered facility, three roll-up doors, a 180-foot loading dock, and a drive-in ramp, this property is built for serious operational efficiency.

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# 125 Lurton St.

Pensacola, FL. 32505

## Resource Potential

Positioned within the broader Palafox Redevelopment District, an area identified by Escambia County for continued reinvestment and infrastructure improvement. This designation may provide qualifying commercial property owners with access to targeted redevelopment resources and property improvement grant opportunities, further supporting long-term business and property investment within the corridor.



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The warehouse is fully sprinklered and includes three roll-up doors, a 180-foot-long loading dock, and a drive-in ramp for efficient loading and circulation

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# PALAFOX INDUSTRIAL PARK AREA INFO



## Palafox Industrial Park Overview

125 Lurton Street is located within the established Palafox Industrial Park area, a centrally positioned commercial and light industrial corridor along North Palafox Street in Pensacola, Florida. The area is known for its practical mix of warehouse, logistics, service commercial, light manufacturing, and industrial retail users, making it a functional location for businesses that need both operational space and convenient regional access.

The North Palafox corridor provides efficient connectivity to Interstate 10 and Interstate 110, supporting distribution, contractor services, fleet operations, and other logistics-driven users. The area also benefits from access to several major commercial routes, including Michigan Avenue, Brent Lane, and North Pace Boulevard, creating strong cross-market mobility throughout Pensacola and the greater Escambia County area. A major railroad switchyard borders the eastern side of the district, adding freight-related value for businesses that rely on industrial transportation infrastructure.



Information provided has been obtained from sources deemed reliable; however, NAI Pensacola has not independently verified all information and makes no warranties or representations as to its accuracy or completeness. Property details, including but not limited to square footage, acreage, zoning, operating expenses, lease rates, availability, condition, and permitted uses, are subject to change without notice. Prospective tenants and their representatives should independently verify all information and conduct their own due diligence prior to entering into a lease agreement.