

# FOR LEASE

6513 Bay Line Dr Panama City, FL 32404

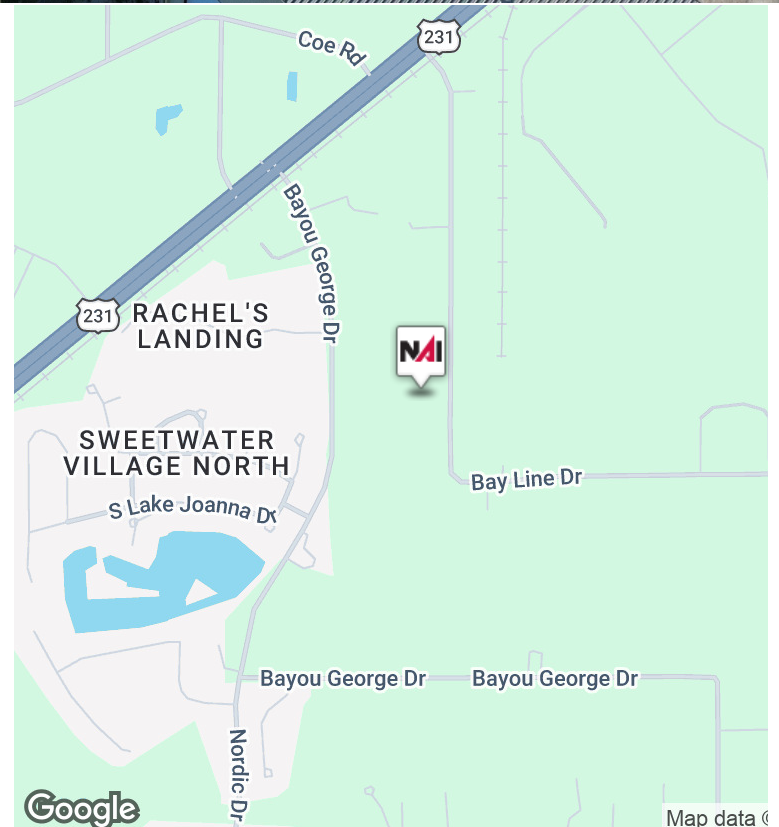
# NAI TALCOR



## Industrial | 33,000 SF

- Two buildings: +/- 30,000 SF and +/-2,500 SF, situated on +/-2.4 acres
- +/-2,500sf Remodeled and conditioned office space
- Indoor kitchen, breakroom, conference room, restrooms (incl. 1 shower)
- Secured fenced-in yard with ample parking
- Flex warehouse space with 6 ground level roll-up doors
- Peak ceiling height - 32' eave 28'
- Easy access to Hwy 231, I-10, and Hwy 20

**Lease Rate: \$10 SF/Yr**



✉ **Patrick Jones, SIOR**  
+1 850 814 5878  
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No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

 **NAI TALCOR**  
833 Harrison Ave  
naitalcor.com

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## PROPERTY DESCRIPTION

6513 Bayline Dr. is a +/-33,000 SF industrial property for lease, located adjacent to the Port Panama City Intermodal Distribution Center and US HWY 231, less than 25mi from I-10. The property is comprised of a primary +/-30,000sf building with an adjacent standalone +/-3,000sf building. The property measures more than +/-2.4ac, fully secured by 8' chain link fencing. The property boasts easy access to/from I-10 and Hwy 20, providing quick connectivity to the Panama City, Panama City Beach, Walton Co, Destin/Niceville and Tallahassee markets.

## LOCATION DESCRIPTION

Just off of Hwy 231 adjacent to Intermobility

## UTILITIES DESCRIPTION

+800amp 3 phase power

## CONSTRUCTION DESCRIPTION

Steel Frame

## LOADING DESCRIPTION

4 Grade Level Roll-up Doors

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**TALCOR**