



LEASE

Industrial Warehouse For Lease

410 WASHINGTON ST.

Cantonment, FL 32533

PRESENTED BY:

MICHAEL CARRO, CCIM

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FL #BK3179263

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$6.75 SF/yr (NNN)
LEASE RATE:	\$9235/mo + NNN
AVAILABLE SF:	16,418 SF
LOT SIZE:	1.79 Acres
AVAILABLE:	60 Days Notice
PARKING:	Ample

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PROPERTY DESCRIPTION

16,418 SF Warehouse For Lease and includes 750 SF office, 5 Dock Doors and 2 On Grade Doors near the International Paper Mill in Cantonment. Formerly a manufacturing facility for consumer products and is adjacent to a rail spur. Currently Occupied and Tenant needs a 60 day notice to vacate.

PROPERTY HIGHLIGHTS

- Eave Height: 14'
- Dock Doors: 5
- Grade Level Doors: 2
- Office SF: 750
- 2.75 Shared Acres

WEST BUILDING 16,418 SF AVAILABLE



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INDUSTRIAL WAREHOUSE FOR LEASE | 410 Washington St. Cantonment, FL 32533

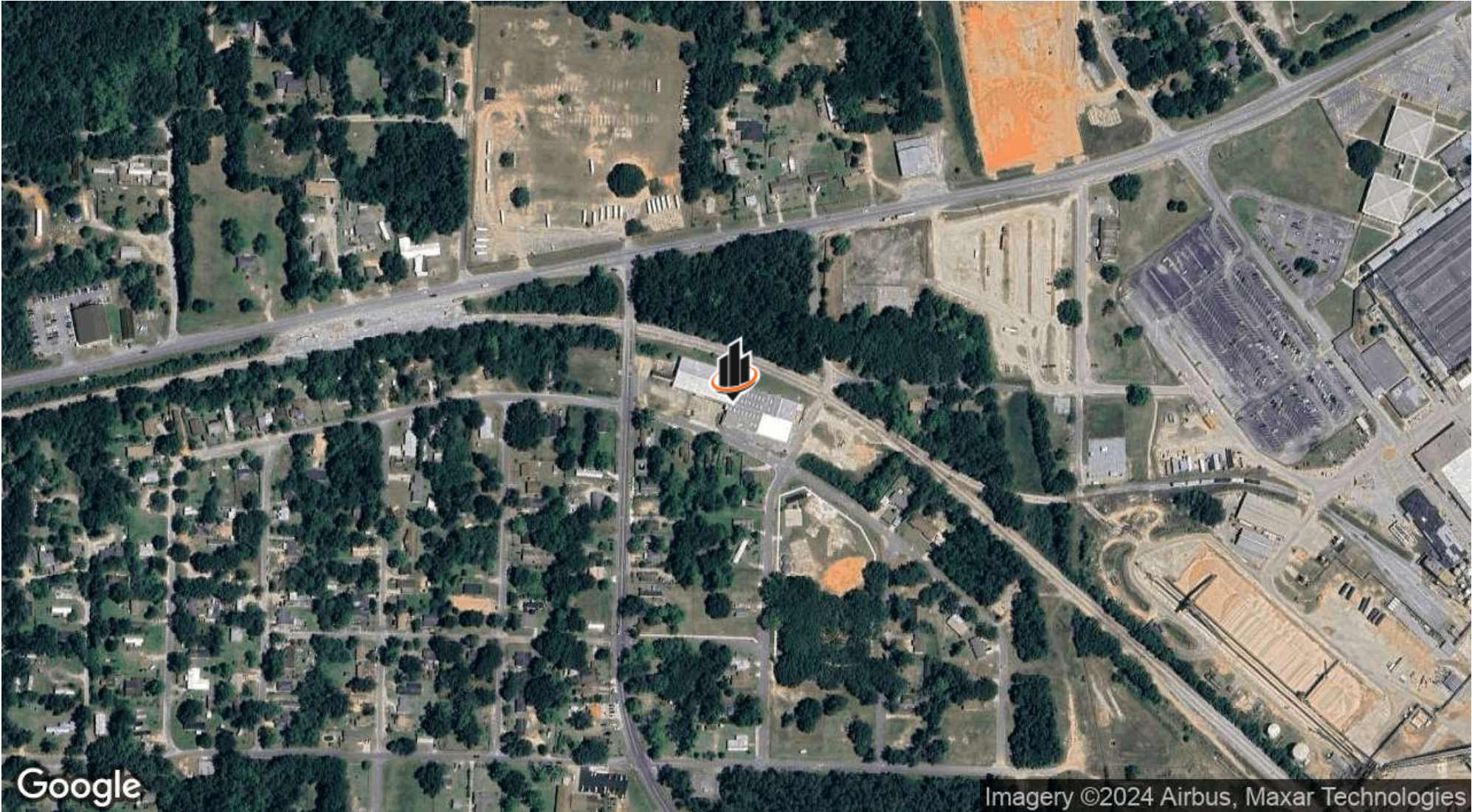
SVN | SOUTHLAND COMMERCIAL 3

ADDITIONAL PHOTOS



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LOCATION MAP



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Senior Advisor, Principal

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PROFESSIONAL BACKGROUND

Michael Carro is a CCIM and Commercial Broker Licensed in Florida and Alabama. He is a Principal at SVN | SouthLand Commercial Real Estate with offices in Pensacola, Panama City and Tallahassee. Before starting SVN | SouthLand Commercial, he was the 2009, 2010, 2011 & 2012 Top Producer for NAI Pensacola. He received the NAIOP 2023, 2016 and 2010 “Broker Deal of the Year” Award and the NAIOP “New Development of the Year” in 2014. He has been Top Producer for SVN | SouthLand Commercial in 2014-2023. In 2016, he was the #1 Top Producer in the State of Florida, and the #3 Top Producer in the USA for SVN.

Michael is the 2024 CCIM Panhandle District President

EDUCATION

- Graduated from the University of Arizona with a BS in Business Administration
- Member of the Alpha Tau Omega fraternity,
- Cheerleader for the University of Arizona from 1987 to 1990.

*2024 CCIM Panhandle District President

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