



High-Clear Distribution Space on N. Palafox

| Price Reduced |
30,000 SF to 60,000 SF+/-
Industrial Opportunity

10020 N. Palafox
Pensacola, FL 32534

NAIPensacola

24 W. Chase St. | Suite 100
Pensacola, FL 32502

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NAIPENSACOLA.com

Gulf Coast Distribution Space -

The 60,000 SF availability provides the same quality industrial specifications on a larger scale, ideal for users requiring expanded warehouse and loading capacity. This configuration includes 24-foot eave height, 22-foot clear height, 26-foot peak height, 40-foot bay spacing, 10 dock-high doors, and 10 levelers, with a door mix of six 12' x 12' and four 12' x 14' overhead doors. The space is also equipped with a full fire suppression system and offers 25 parking spaces, making it an attractive option for larger regional distribution, warehousing, and transport users.

UNIT 2

For Lease

\$37,500 per month

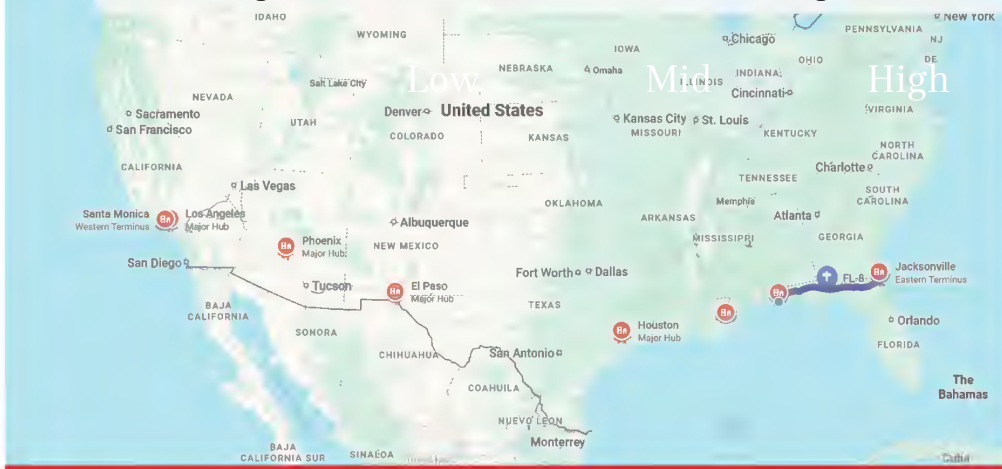
\$7.50 PSF / NNN

Lease Term - 5-YR

NNN - TBD

10020 N Palafox delivers the key fundamentals industrial users require: clear height, 3-phase, dock-high loading, fire suppression, office support space, and strong access to major freight corridors. With flexible sizing options and a strategic Pensacola location, this property is positioned to serve a wide range of warehouse, logistics, and distribution needs

Strategic industrial lease opportunity in Pensacola offering 30,000 SF and 60,000 SF configurations within a 180,684 SF warehouse facility. Positioned along N. Palafox / US-29 with excellent access to Interstate 10 and major Gulf Coast freight corridors, 10020 N Palafox is designed for efficient distribution, warehouse, and logistics operations.



Property Photos

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10020 N. Palafox Building Summary

Warehouse Attributes

- Flexible lease opportunities for 30,000 SF and 60,000 SF
- Positioned within a 180,684 SF warehouse facility
- Industrial specifications include 24-foot eave height, 22-foot clear height, 26-foot peak height, and 40-foot bay spacing
- Dock-high loading with multiple overhead doors and levelers
- Full fire suppression system and 3-phase power
- Office component in place
- On-site parking
- HC/LI zoning
- Well suited for distribution, logistics, freight, and warehouse operations

60,000 SF Warehouse Space

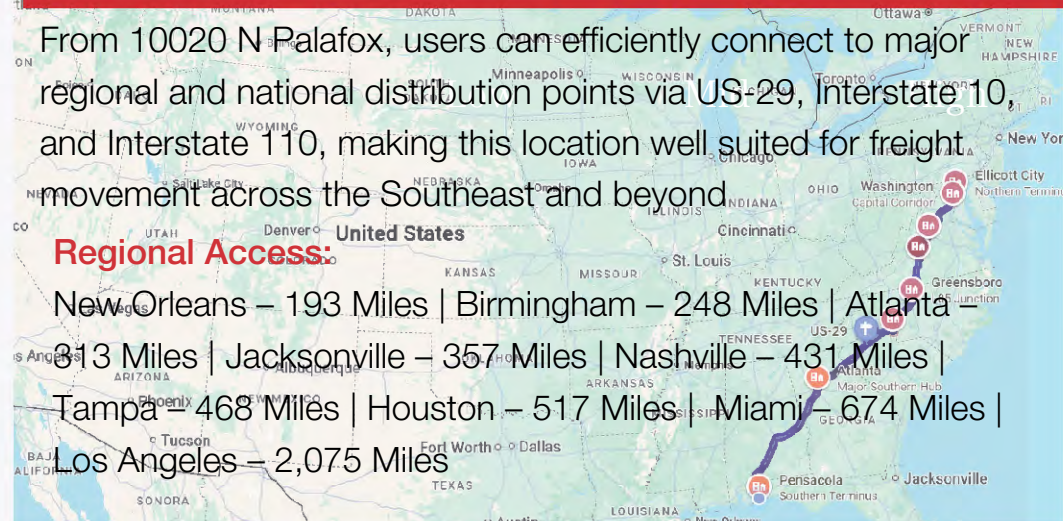
- 60,000 SF available
- 10 dock-high doors
- 10 levelers
- Door sizes:
 - Six 12' x 12'
 - Four 12' x 14'
- 25 parking spaces
- 1,000 SF Office / 1 restroom

Transportation Logistics

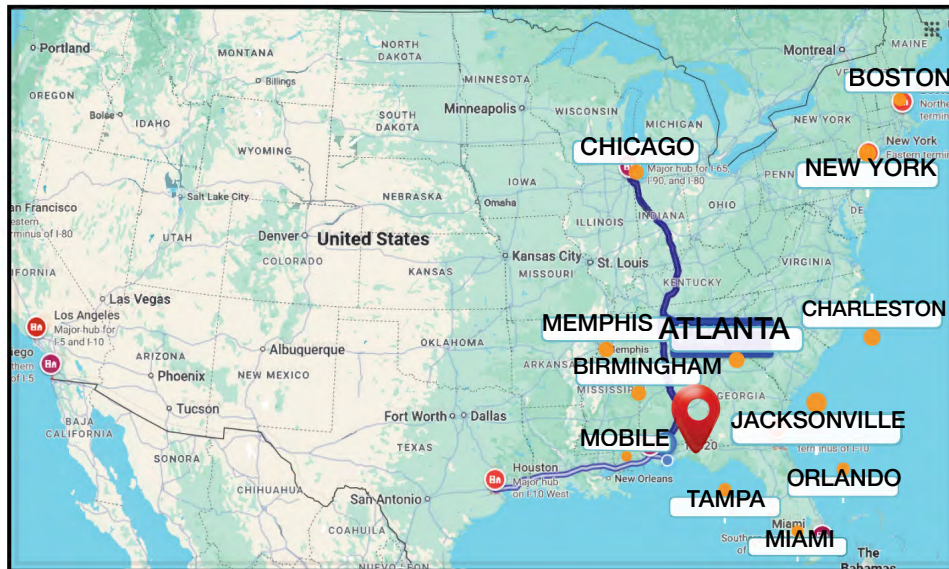
From 10020 N Palafox, users can efficiently connect to major regional and national distribution points via US-29, Interstate 10, and Interstate 110, making this location well suited for freight movement across the Southeast and beyond.

Regional Access:

New Orleans – 193 Miles | Birmingham – 248 Miles | Atlanta – 313 Miles | Jacksonville – 357 Miles | Nashville – 431 Miles | Tampa – 468 Miles | Houston – 517 Miles | Miami – 674 Miles | Los Angeles – 2,075 Miles



10020 N. Palafox is positioned at the junction of two of the most significant travel corridors in the United States **Interstate 10 (I-10)** and **US Route 29**.



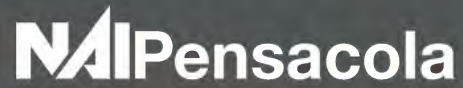
LOGISTIC STRENGTH



I-10 is the primary east-west transcontinental corridor in the southern United States. It is one of the only three interstates that span across the entire country spanning from Santa Monica, CA to Jacksonville, FL. Locally, I-10 is the main artery throughout the Florida Panhandle region, connecting Mobile, AL to the west and Tallahassee, FL to the east.

U.S. Route 29 begins in Pensacola, Florida, and extends approximately 1,043 miles north to Ellicott City, Maryland, linking the Gulf Coast to major population and distribution centers including Atlanta, Charlotte, the Washington, D.C. region, and the Baltimore-area market. Along its route, US 29 functions as an important north-south commercial corridor while also connecting to several of the eastern United States' most significant interstate systems.

- US 29 connects with the broader I-85 corridor, a vital transportation spine for movement between Alabama, Georgia, and the Carolinas.
- Atlanta metro, the route ties into one of the South's most important transportation networks, with access to I-75, I-85, and I-285, creating strong connectivity to Florida, the Midwest, and the Eastern Seaboard.
- US 29 ties into critical interstate systems including I-10, I-85, I-75, I-285, I-64, I-66, and I-70
- Interstate 10 is one of the nation's primary east-west freight corridors, spanning more than 2,400 miles from California to Florida
- Within Florida, I-10 serves as a critical freight and distribution corridor, linking the Panhandle to the broader state network



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