



WAREHOUSE PENSACOLA

8670 FOWLER AVENUE
BUILDING C
PENSACOLA, FL 32534

Michael Carro, CCIM
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Executive Summary



OFFERING SUMMARY

Available SF:	1,500 SF
Lease Rate:	\$1,700.0 + NNN
NNN Fee:	\$1.86/SF
Lot Size:	1.59 Shared Acres
Year Built:	2000
Building Size:	6,000
Zoning:	C-2
Market:	Pensacola
Submarket:	Ensley

PROPERTY OVERVIEW

This Space is conveniently located near Hwy 29 and I-10, 1 Mile south of the East Nine Mile Lowe's Location. Building C Space 2 has 1 Large Roll-up door [12' X 14'] , 3 Phase Power, Conditioned Office Spaces and ADA Restroom. 5 year lease preferred.

PROPERTY HIGHLIGHTS

- Convent to I-10 and Hwy 29
- Secure Location - Entirely Fenced
- 3 Phase Power
- 1 Large Roll Up Door
- Air Conditioned Office Space
- NNN includes Water and Trash
- Part of a 4 Building Industrial Property

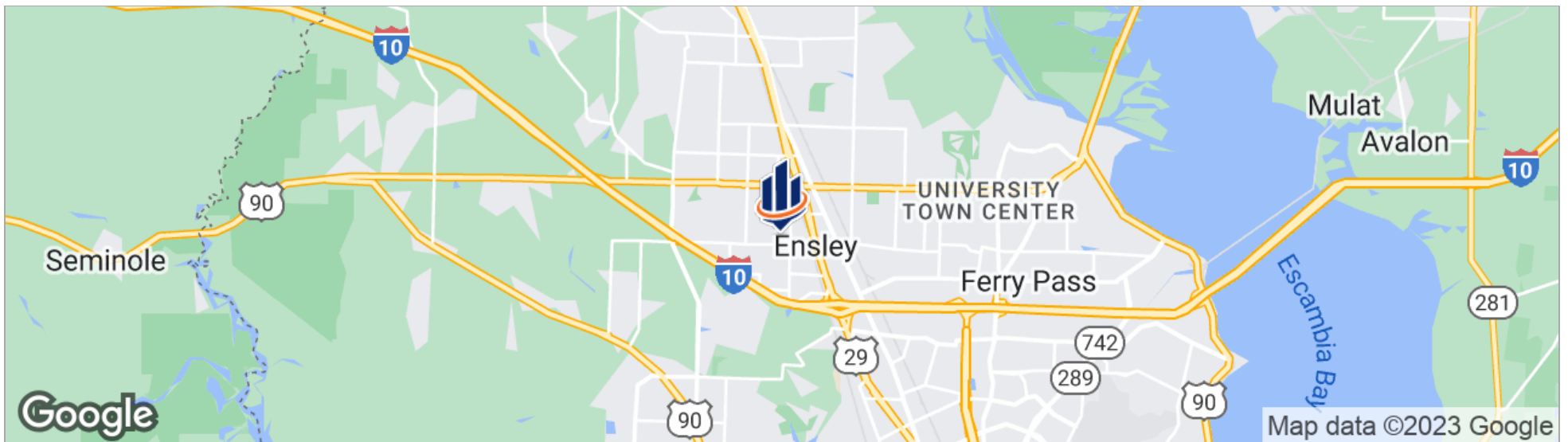
C2 Warehouse And Office



Site Plan



Location Maps



Michael Carro, CCIM, Owner/Broker

MICHAEL CARRO, CCIM

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 Halford. He received the NAIOP 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 2014-2020. In 2016, he was the #1 Top Producer in the State of Florida, and the #3 Top Producer in the USA for SVN. He was also the recipient of the NAIOP Broker Deal of the Year Award in 2016.

2016 #1 Top Producer in the State of Florida for SVN
2016 #3 Top Producer in the USA for SVN
2016 NAIOP Broker Deal of the Year Award Winner

Restaurant Background

- Founded The Restaurant Realty Network and TheRestaurantRealty.com
- Hosts "The Restaurant Realty Show" weekly on News Radio 1620.
- In 1999 and 2000 oversaw the acquisition of 120 Hardee's Restaurant locations in Springfield, IL; Biloxi, MS; Pensacola, FL; Huntsville, Montgomery and Mobile, AL
- Was a member of the International Hardee's Franchise Association (IHFA) and on the purchasing committee 2002-2006

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.

MEMBERSHIPS & AFFILIATIONS

- President of Gallery Night Pensacola
- Board Member for the Downtown Improvement Board
- Former President of Pathways For Change, a faith based sentencing option for non-violent criminal offenders.
- Former President of the Northeast Pensacola Sertoma and "Sertoman of the Year" in 2012 and 2013.
- 2008 Received the National "President's Volunteer Service Award"