

MCKELVEY PARK WAREHOUSE

7517 Holley Cir, Panama City Beach, FL 32408

INDUSTRIAL
PROPERTY
FOR LEASE





OFFERING SUMMARY

Lease Rate: \$12.00 SF/yr (NNN)

Building Size: 7,200 SF

Available SF: 5,000 - 7,200 SF

Year Built: 2019

Zoning: C-4 (Bay County)

PROPERTY OVERVIEW

This ready to occupy warehouse space is located on the east end of Panama City Beach, minutes from NSA Panama City, with excellent access both east and west via Highway 98. Enter through the small lobby area or through one of the oversized 12± FT (w) X 16± FT (h) doors, allowing access for anything on the road with feet to spare. LED warehouse lighting with a 22± FT ridge clear height provides ample ability to complete whatever task necessary from component assembly to racked storage.

PROPERTY HIGHLIGHTS

- 5,000± SF Warehouse Facility w/ Office and Private Restroom
- Grade Level Doors on Three Sides Provide Excellent Access and Air Flow
- Minutes from Highway 98 or NSA Panama City
- 22± FT Ridge Height & 16± FT Eave Height
- LED Warehouse Lighting

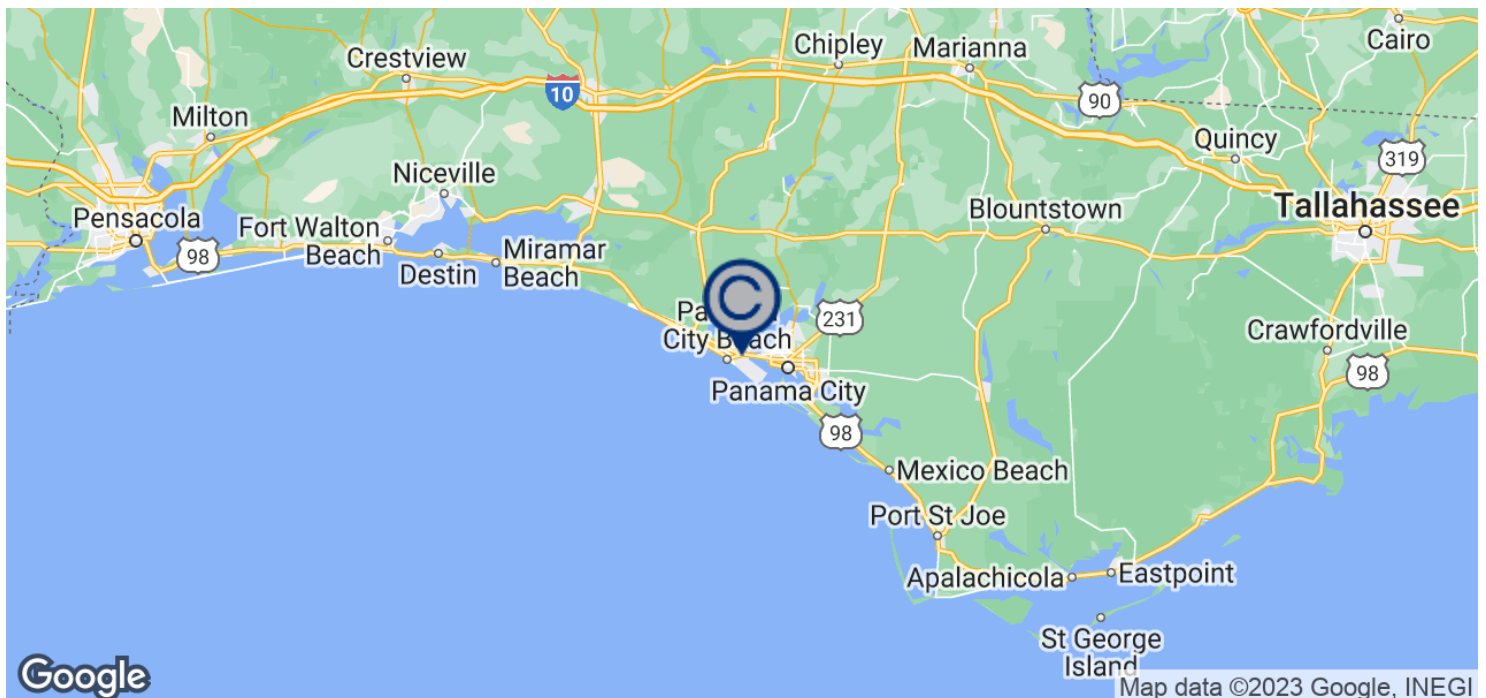
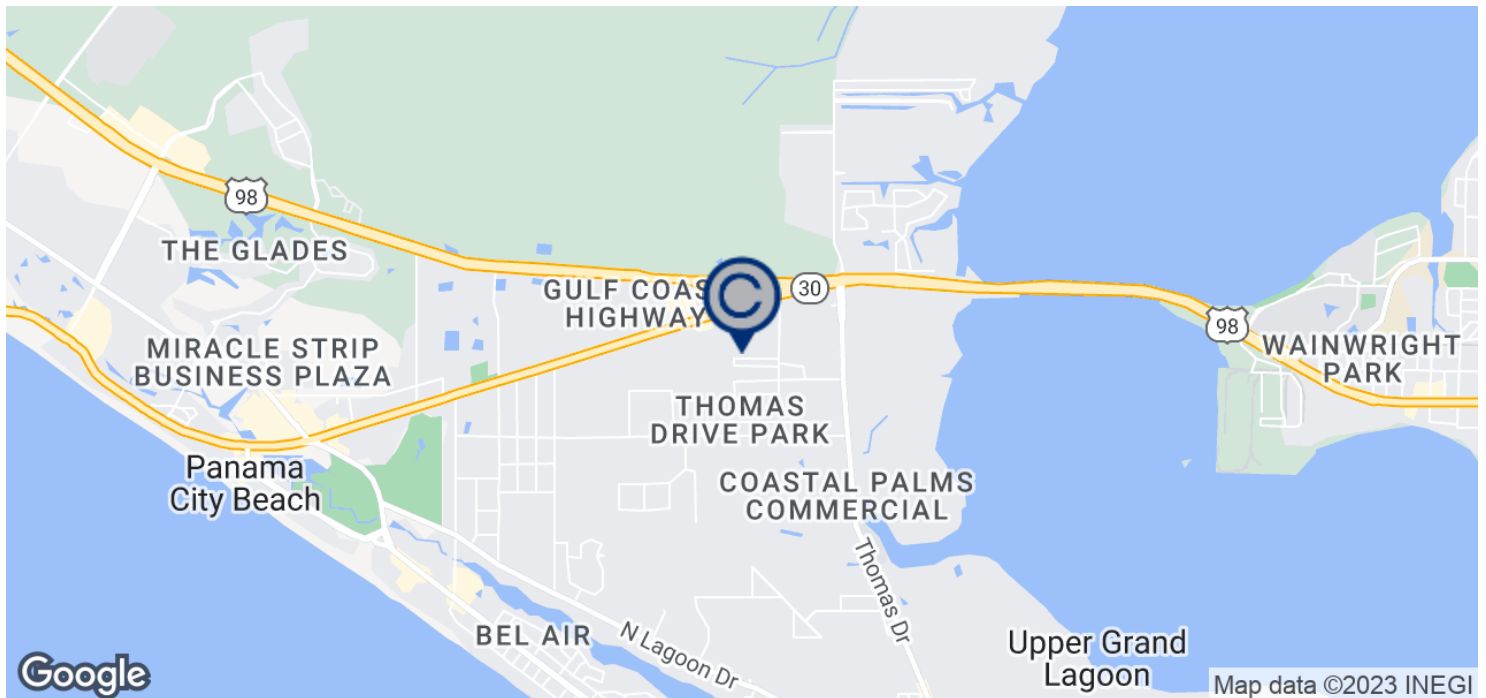
Additional Photos



CLUBBS REAL ESTATE GROUP, LLC
1103 Fortune Avenue
Panama City, FL 32401

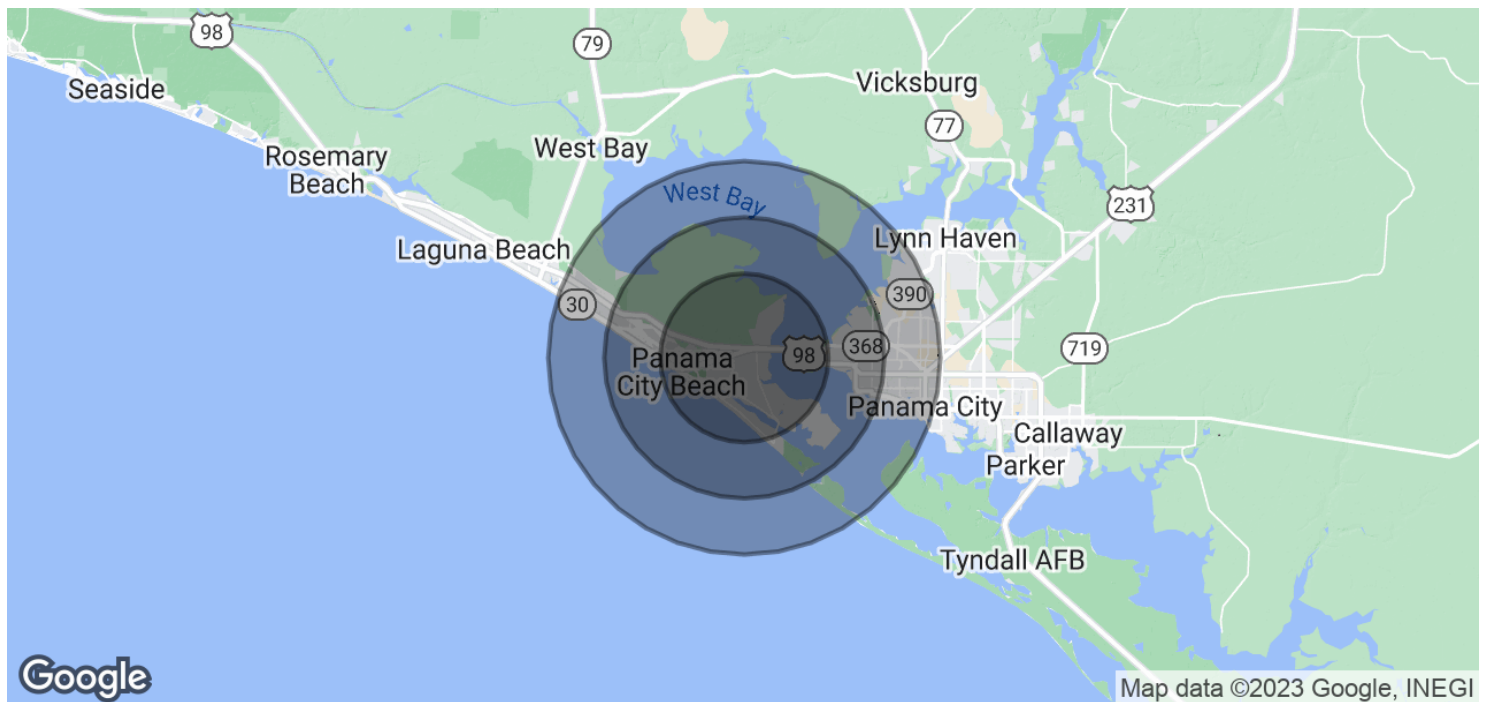
CHRIS CLUBBS, CCIM, ACOM
850.819.0136
cclubbs@clubbsrealestate.com

Location Map



CLUBBS REAL ESTATE GROUP, LLC
1103 Fortune Avenue
Panama City, FL 32401

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| POPULATION | 3 MILES | 5 MILES | 7 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 24,345 | 42,636 | 66,477 |
| Average Age | 41.2 | 41.6 | 41.0 |
| Average Age (Male) | 38.6 | 39.3 | 38.8 |
| Average Age (Female) | 43.5 | 43.8 | 43.9 |
| HOUSEHOLDS & INCOME | 3 MILES | 5 MILES | 7 MILES |
| Total Households | 20,411 | 31,308 | 44,640 |
| # of Persons per HH | 1.2 | 1.4 | 1.5 |
| Average HH Income | \$41,563 | \$46,987 | \$49,727 |
| Average House Value | \$245,688 | \$233,872 | \$215,582 |

** Demographic data derived from 2020 ACS - US Census*



CHRIS CLUBBS, CCIM, ACOM

Broker of Record

cclubbs@clubbsrealestate.com
Direct: 850.819.0136

PROFESSIONAL BACKGROUND

Chris is a Florida Licensed Real Estate Broker and fourth generation Panama City local who founded Clubbs Real Estate Group in late 2019. From an early age, Chris was involved with family projects covering a range of Real Estate opportunities in Bay County which eventually inspired him to pursue a degree in Real Estate. Chris graduated from Florida State University in 2013 with degrees in both Real Estate and General Management. He was nominated by FSU faculty and presented with the prestigious ICSC Foundation Award in late 2012 for having exceptional potential in a real estate career. After graduation, Chris accepted an offer to join one of Berkshire Hathaway's top-producing real estate teams in Tampa, Florida. During his three-year period in Tampa, he specialized in Hillsborough County industrial sales and leasing and built a Pinellas County property management team that reached nearly half a million square feet of retail, office and flex space. Chris was awarded the Accredited Commercial Manager Certification (ACoM) by the Institute of Real Estate Management (IREM) in mid-2016 and earned his Certified Commercial Investment Member (CCIM) designation in October 2018.

When not working, Chris enjoys spending his time outdoors and on the water. Chris has held his Private Pilot Certificate for more than ten years and never passes up an opportunity to fly. He has held numerous leadership positions for various churches and non-profits, participating in mission projects around the world.

EDUCATION

Florida State University - 2013 - Bachelor of Arts in Real Estate
Florida State University - 2013 - Bachelor of Arts in Management

MEMBERSHIPS

Certified Commercial Investment Member (CCIM) Institute
Institute of Real Estate Management (IREM)
National Association of Realtors
Central Panhandle Association of Realtors