



LEASE

12,000 SF on 3.904 +/- Acres for Lease

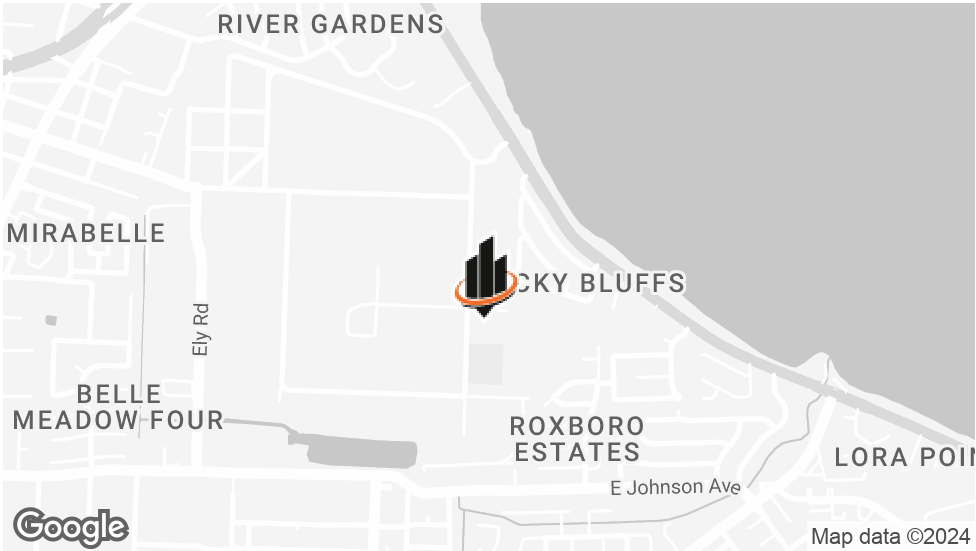
8800 GROW DR
Pensacola, FL 32514

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|---------------|-------------------------|
| AVAILABLE SF: | 12,000 SF |
| LEASE RATE: | \$7,000/mo + NNN |
| LOT SIZE: | Shared 3.904 Acres |
| ZONING: | HC/LI |
| MARKET: | Ellyson Industrial Park |

PROPERTY OVERVIEW

The property consists of two, freestanding buildings with office, warehouse, and workspace components in both. This location allows for great access to Interstate-10 being less than 3 miles away.

Building number 2 is 12,000 SF with 2,000 SF of office space

PROPERTY HIGHLIGHTS

- 3-Phase Power
- Ample Parking and Laydown
- Flex Space
- Fully Fenced
- Bldg 1 Built in 1993 and Bldg 2 in 2013

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PROPERTY SUMMARY



VIDEO

360° VIRTUAL TOUR

PROPERTY DESCRIPTION

Building 2 is 12,000 SF with 2,000 SF of office space

Video button is Building 1
360Virtual Tour button is Building 2

OFFERING SUMMARY

| | |
|------------------|------------------|
| LEASE RATE: | \$7,000/mo + NNN |
| NUMBER OF UNITS: | 1 |
| AVAILABLE SF: | 12,000 SF |
| LOT SIZE: | 3.904 Acres |

| DEMOGRAPHICS | 1 MILE | 5 MILES | 10 MILES |
|------------------|--------|---------|----------|
| TOTAL HOUSEHOLDS | 2,360 | 38,053 | 119,596 |
| TOTAL POPULATION | 5,010 | 88,811 | 271,037 |

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BUILDING 2 FIRST FLOOR



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12,000 SF WAREHOUSE FOR LEASE | 8800 Grow Dr Pensacola, FL 32514

SVN | SOUTHLAND COMMERCIAL

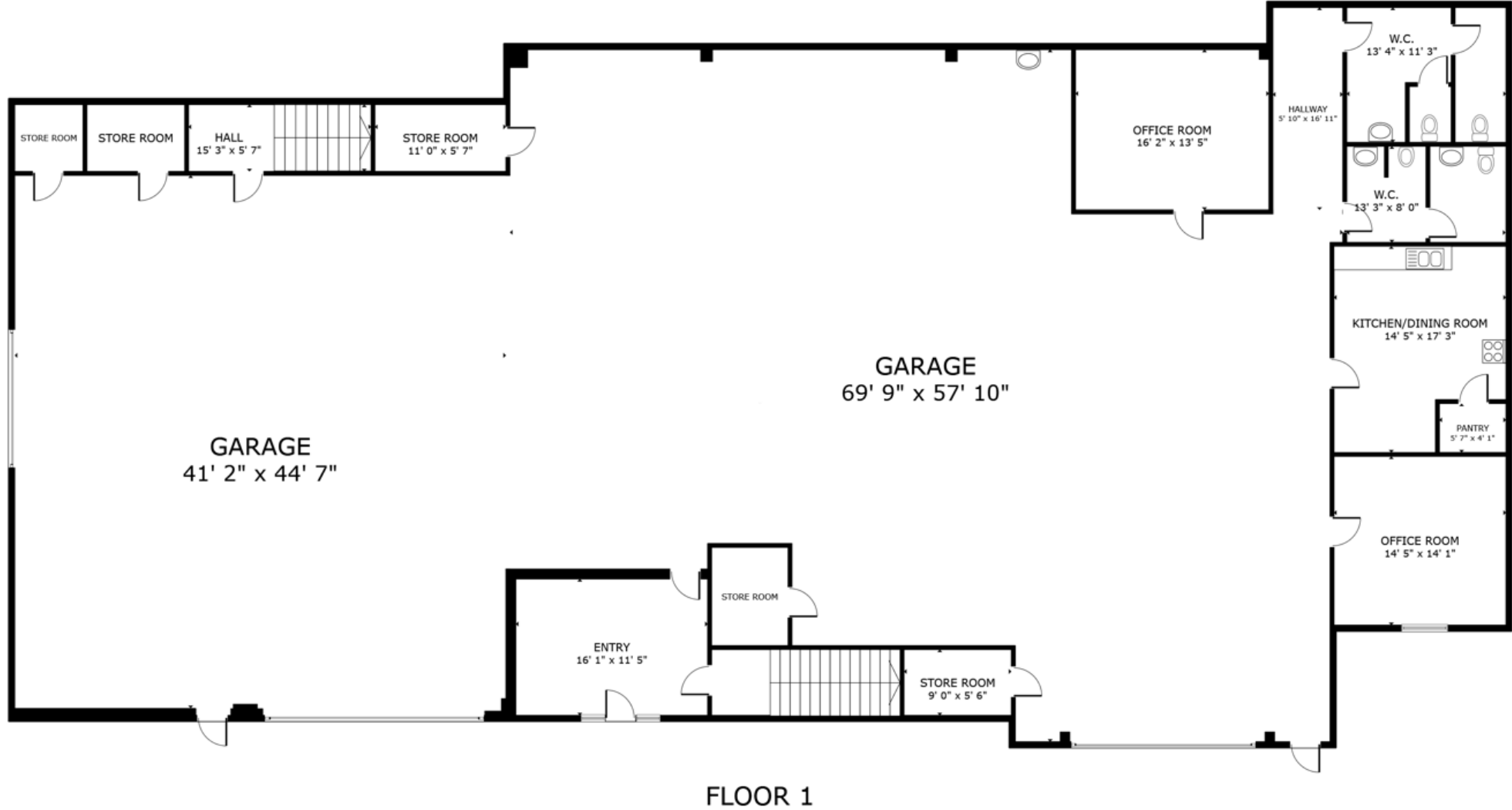
BUILDING 2 SECOND FLOOR - EXECUTIVE OFFICE SUITE



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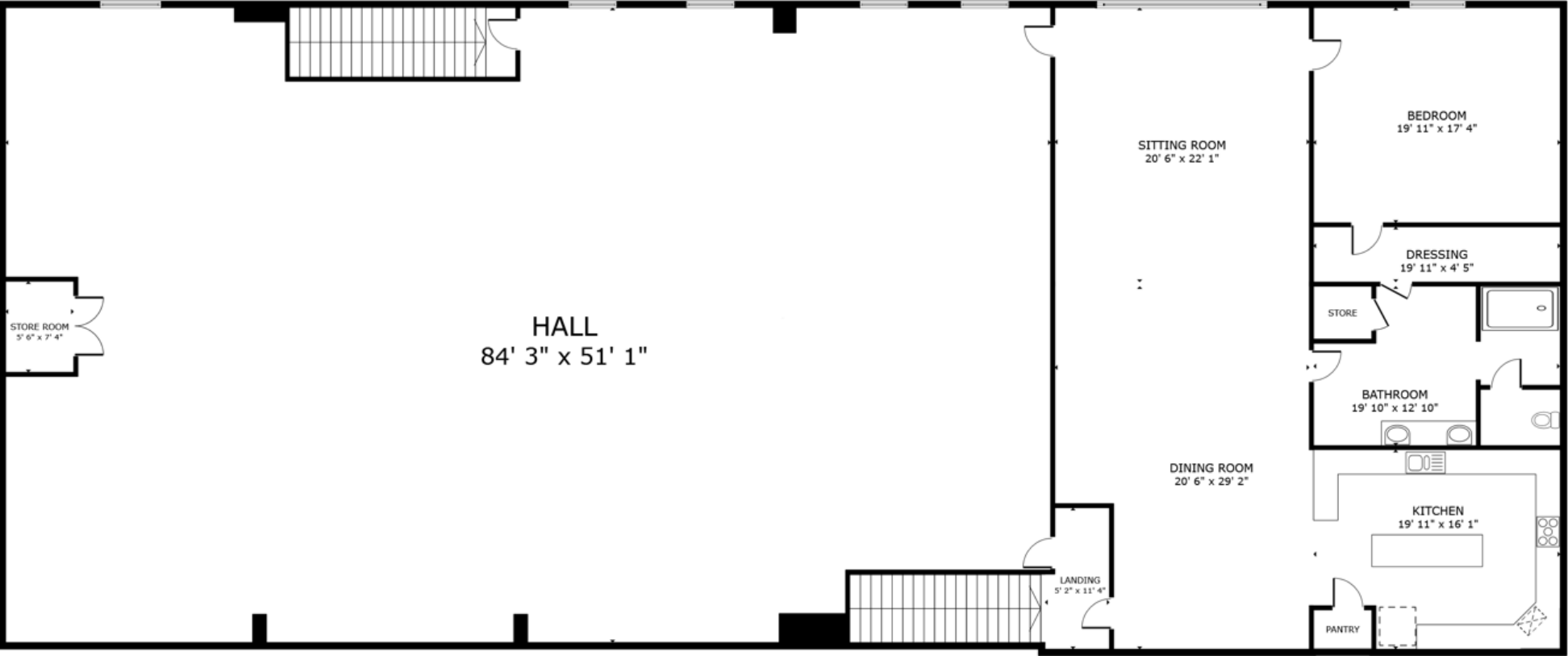
BUILDING 2 FIRST FLOOR



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BUILDING 2 SECOND FLOOR



FLOOR 2

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LEASE SPACES

LEASE INFORMATION

| | | | |
|--------------|-----------|-------------|------------------|
| LEASE TYPE: | NNN | LEASE TERM: | Negotiable |
| TOTAL SPACE: | 12,000 SF | LEASE RATE: | \$7,000/mo + NNN |

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|-------|--------|-----------|------------|------------|-------------|
|-------|--------|-----------|------------|------------|-------------|

| | | | | | |
|------------|-----------|-----------|-----|-------------------|---|
| Building 2 | Available | 12,000 SF | NNN | \$7,000 per month | Building 2 GREATLY REDUCED to \$7000 per month + NNN This building is 12,000 SF. The first floor includes 6,000 SF of open workspace/warehouse space, and two private offices with a reception area. There are 10' ceilings with 3 garage roll up doors that measure 8' x 10'. The second floor consists of 6,000 SF which includes an open floor plan concept of office space that measures 4,000 SF. This area includes a full kitchen and large bathroom. |
|------------|-----------|-----------|-----|-------------------|---|

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LOCATION MAP



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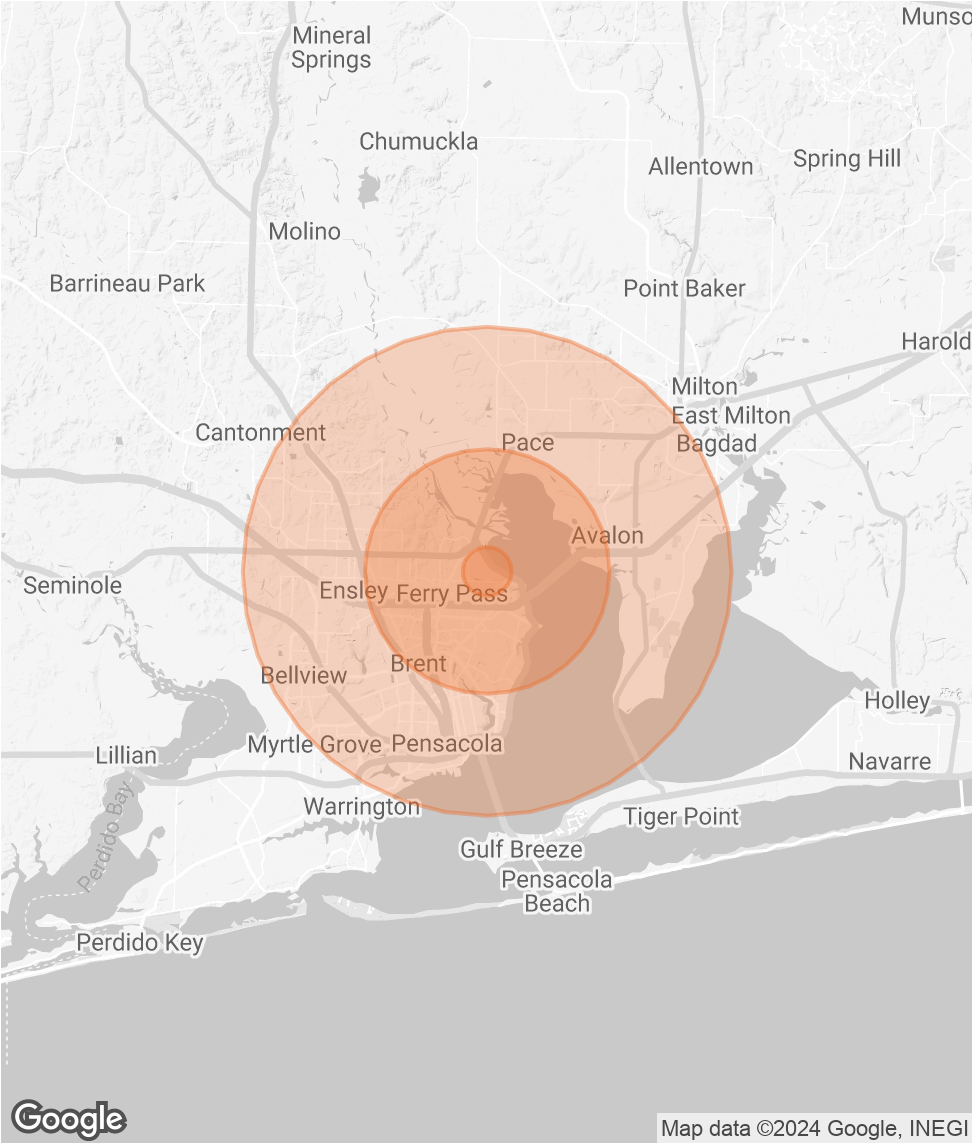
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DEMOGRAPHICS MAP & REPORT

| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| TOTAL POPULATION | 5,010 | 88,811 | 271,037 |
| AVERAGE AGE | 39.8 | 35.4 | 39.1 |
| AVERAGE AGE (MALE) | 38.3 | 34.9 | 37.5 |
| AVERAGE AGE (FEMALE) | 37.9 | 36.5 | 40.7 |

| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 2,360 | 38,053 | 119,596 |
| # OF PERSONS PER HH | 2.1 | 2.3 | 2.3 |
| AVERAGE HH INCOME | \$63,331 | \$63,765 | \$63,384 |
| AVERAGE HOUSE VALUE | \$171,041 | \$165,319 | \$164,923 |

2020 American Community Survey (ACS)



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MICHAEL CARRO, CCIM



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Senior Advisor, Principal

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PROFESSIONAL BACKGROUND

Michael Carro is a CCIM and Commercial Broker Licensed in Florida, Alabama and Mississippi. He is a Principal at SVN | SouthLand Commercial Real Estate with offices in Pensacola, Panama City and Tallahassee. He received the NAIOP 2010 "Broker Deal of the Year" Award, "New Development of the Year" Award in 2014 and Broker Deal of the Year in 2016. In 2016, he was the #1 Top Producer in the State of Florida, and the #3 Top Producer in the USA for SVN out of 3500 Advisors.

2014-2019 Top Producer at SVN Southland Commercial
2009-2013 Top Producer at NAI Halford (now NAI Pensacola)
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

- Former 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"

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Assistant Advisor

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PROFESSIONAL BACKGROUND

Anna Griffin joined SVN Southland Commercial in 2023 as an Associate Advisor. Earning her Bachelor’s degree in Communication and Digital Media Studies at Florida State University, Anna’s passion lies in revitalizing the community and driving economic development. As a Pensacola native, she is committed to building robust relationships that contribute to a stronger community, making her a valuable addition to the SVN family. Combining her local insights with knowledge of the commercial real estate industry, Anna strives to create a positive impact on her clients and the community.

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