
15,000 +/- SF WAREHOUSE | GRANT AVENUE

2304 GRANT AVENUE, PANAMA CITY, FL 32405



**FOR
LEASE**

Five Bridges Real Estate
Services Co.
850.913.9133

Kevin Wattenbarger, CCIM
Qualifying Broker
850.913.9133
kevin@kwa-cre.com



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PROPERTY DESCRIPTION

Coming Soon—Five Bridges Real Estate Services Co. is pleased to present 2304 Grant Avenue, a 14,840 +/- SF warehouse in Panama City, Florida, available for lease. The property has three-phase power, multiple loading areas, an updated office interior, and is conveniently located near W 23rd Street and the Hathaway Bridge area. Estimated OpEx/NNN [\$1.21/ SF]. Contact Kevin Wattenbarger, CCIM (850) 850.913.9133 (voice or text) or kevin@kwa-cre.com (e-mail) for additional information.

PROPERTY HIGHLIGHTS

- 14,840 +/- SF Warehouse/ Office
- Three Phase Power
- Outdoor Secure Storage Yard (80' x 130')
- 4 Roll-Up Door/ Loading Areas
- Private Office Lobby & Breakroom

OFFERING SUMMARY

Lease Rate:	\$11.00 SF/yr (NN)
Number of Units:	1
Available SF:	14,840 SF
Lot Size:	0.73 Acres
Building Size:	14,840 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,213	39,940	79,543
Total Population	4,273	72,213	141,950
Average HH Income	\$51,632	\$56,729	\$53,596

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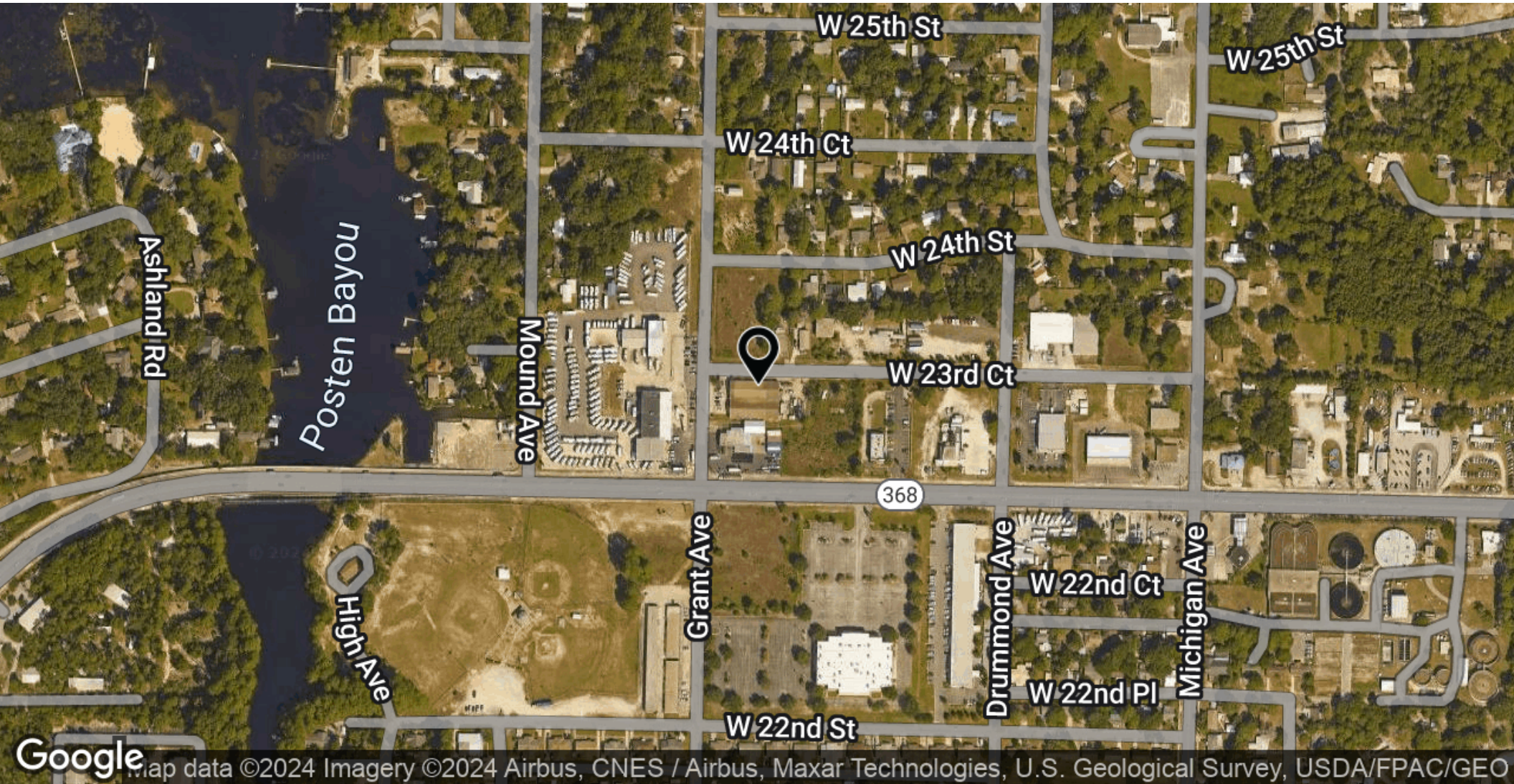
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INDUSTRIAL PROPERTY FOR LEASE

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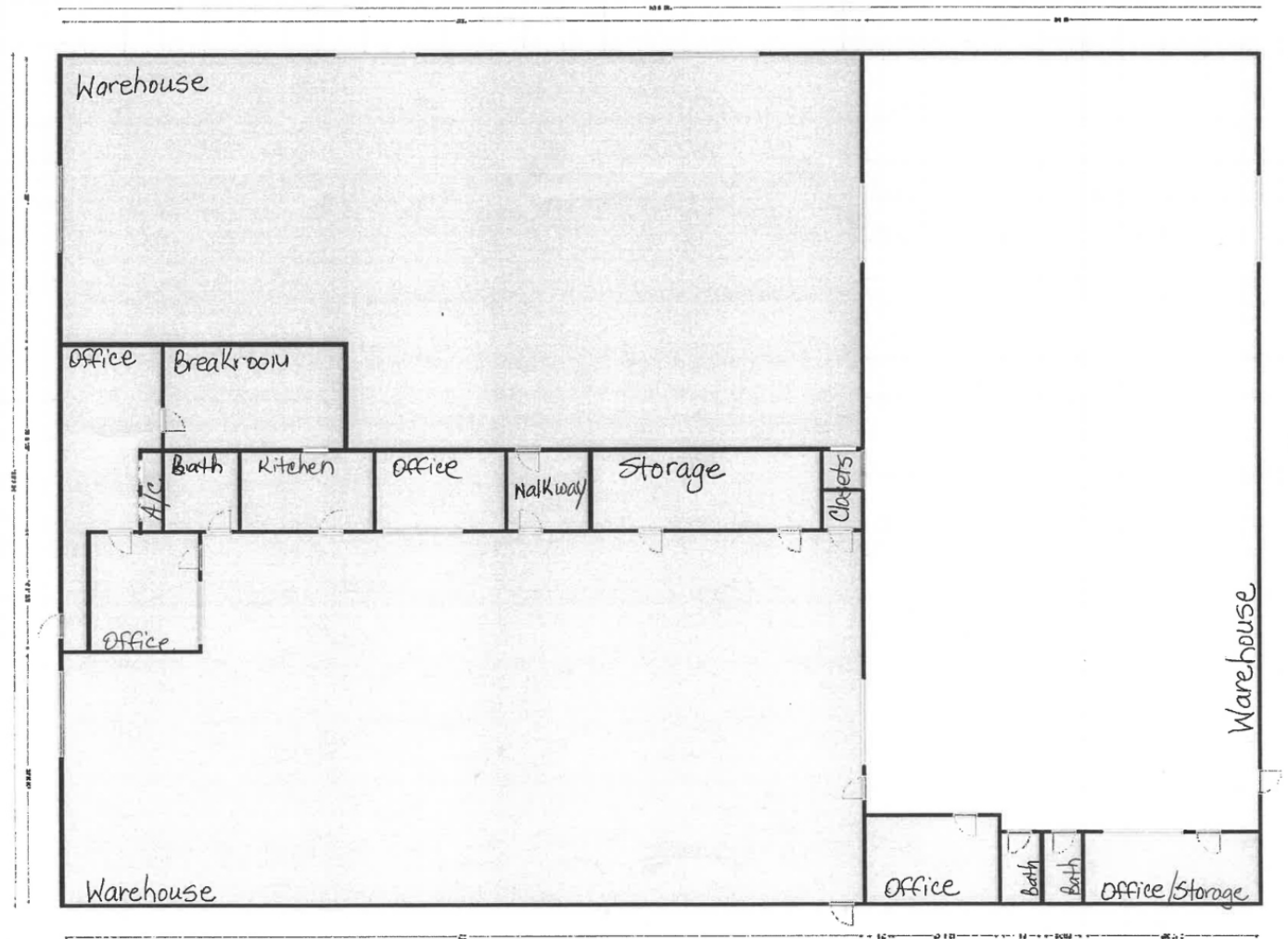
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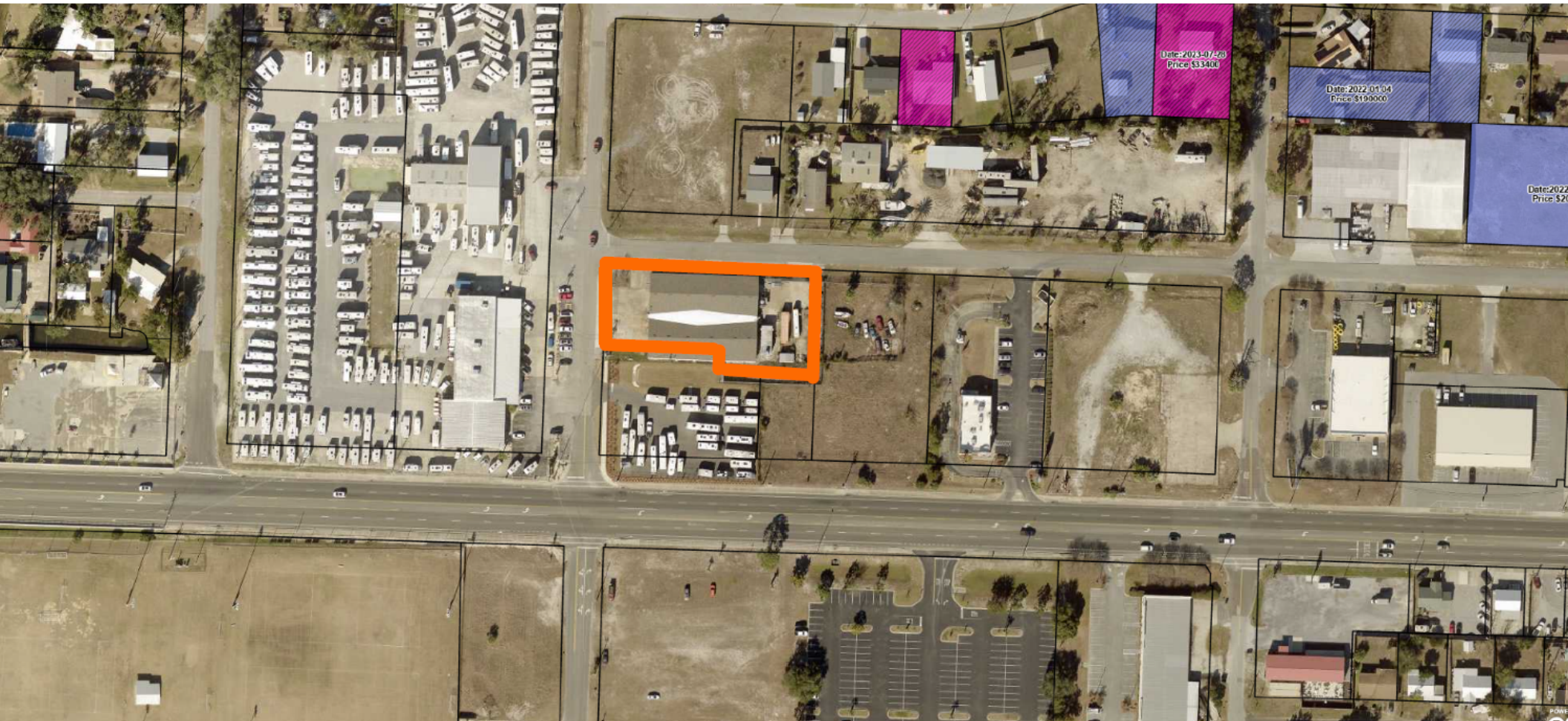
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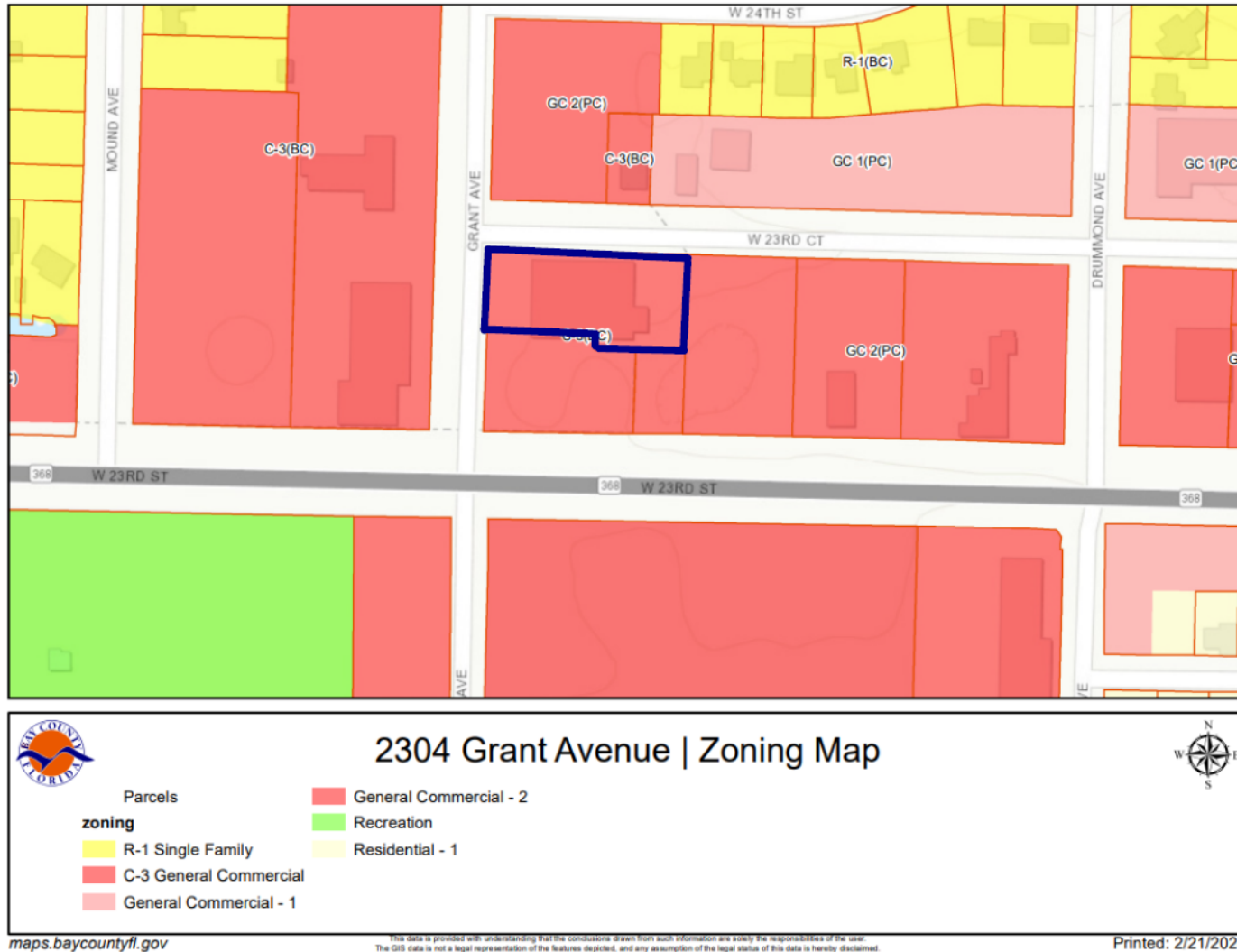
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KEVIN WATTENBARGER, CCIM

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Direct: 850.913.9133 | Cell: 850.532.5454

FL #BK3424407

PROFESSIONAL BACKGROUND

Meet Kevin Wattenbarger, CCIM: Your Bay County Commercial Real Estate Expert at Five Bridges Real Estate

Kevin Wattenbarger, CCIM, leads Five Bridges Real Estate as the Managing Director and Qualifying Broker. With over two decades of experience in commercial real estate, Kevin specializes in retail, office, industrial, investment properties, and commercial land in Bay County, Florida.

His extensive background includes brokerage, development, construction management, asset management, and real estate investment partnership structures. Kevin's reputation as a trusted professional in northwest Florida is built on delivering insightful market intelligence and impeccable execution to achieve client objectives.

Before his career in commercial real estate, Kevin served as an infantryman in the United States Army, earning honors such as the Combat Infantryman's Badge (CIB), Army Commendation Medal (ARCOM), and recognition for meritorious service during Operation Iraqi Freedom.

With dual Bachelor of Science degrees in Real Estate and Finance from Florida State University (FSU) and the coveted Certified Commercial Investment Member (CCIM #15083) designation, Kevin excels in commercial brokerage, site selection, development, leasing, valuation, and investment analysis.

Five Bridges Real Estate Services Co.
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