

# Showroom & Warehouse w/ Mezzanine - Marcus Pointe

6210 North W Street Pensacola, FL 32505

## PROPERTY SUMMARY



### Property Description

Showroom – Warehouse - Office property in excellent condition built in Year 2015 with Class A design and finishes. Previously occupied by Auto Sales Multi use Facility offers (7) grade level rollup doors with a cross dock layout potential. Open span warehouse supports portal access to large Showroom capability and Class A offices. Building would be optimal for Auto sales or Medical, or industrial equipment distribution. **\*\*ADDED Open Mezzanine Level offers storage or utility space.** County Zoned HCLI, encompasses a complementary mix of industrial uses with a broad range of commercial activities.

### Property Highlights

- 5,000+/- SF Showroom, office & Warehouse
- 2,000 +/- SF ADDITIONAL, usable Mezzanine Space
- 1.5 +/- Acres Improved with surface parking on Hard Corner
- 20' heights in Warehouse & (7) Grade level doors
- Excellent visibility with 580' +/- road frontage
- Attracting traffic counts of 21,000 cpd
- Less than 2 miles to Interstate 10

### Phil Sherrill

850.972.0360  
psherrill@beaubox.com

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### Offering Summary

Lease Rate:	\$7,500.00 per month (NNN)
Available SF:	5,000 SF + 2,000 SF Mezzanine level utility
Lot Size:	1.5+ Acres
Building Size:	5,000 SF = 2,000 SF added storage

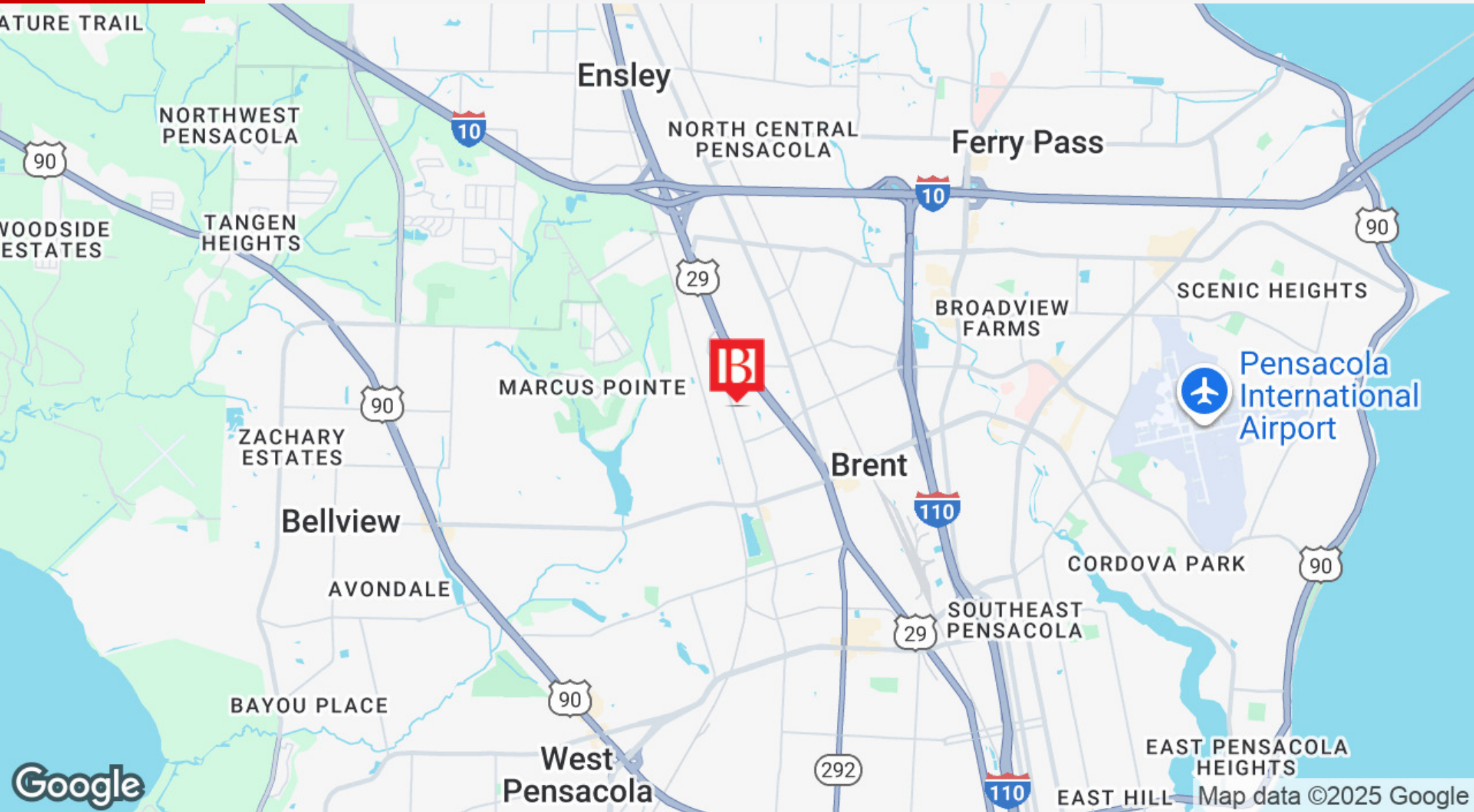
Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	59	234	1,760
Total Population	138	546	4,305
Average HH Income	\$55,371	\$60,728	\$59,618



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## LOCATION MAP



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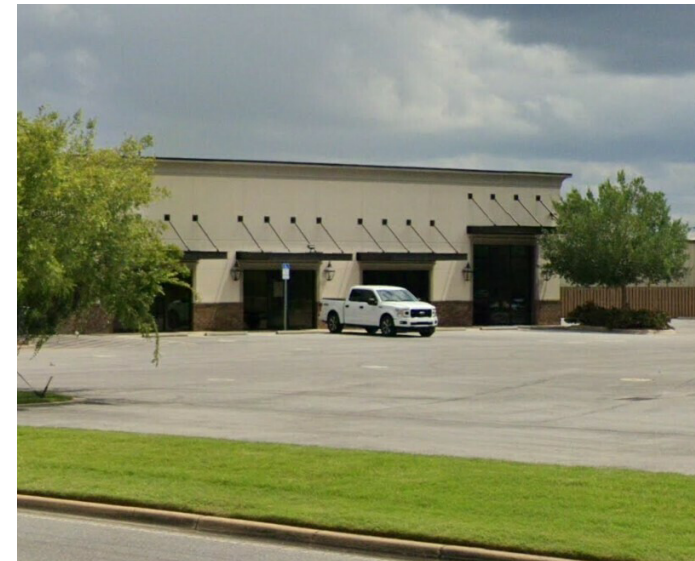




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## ADDITIONAL PHOTOS



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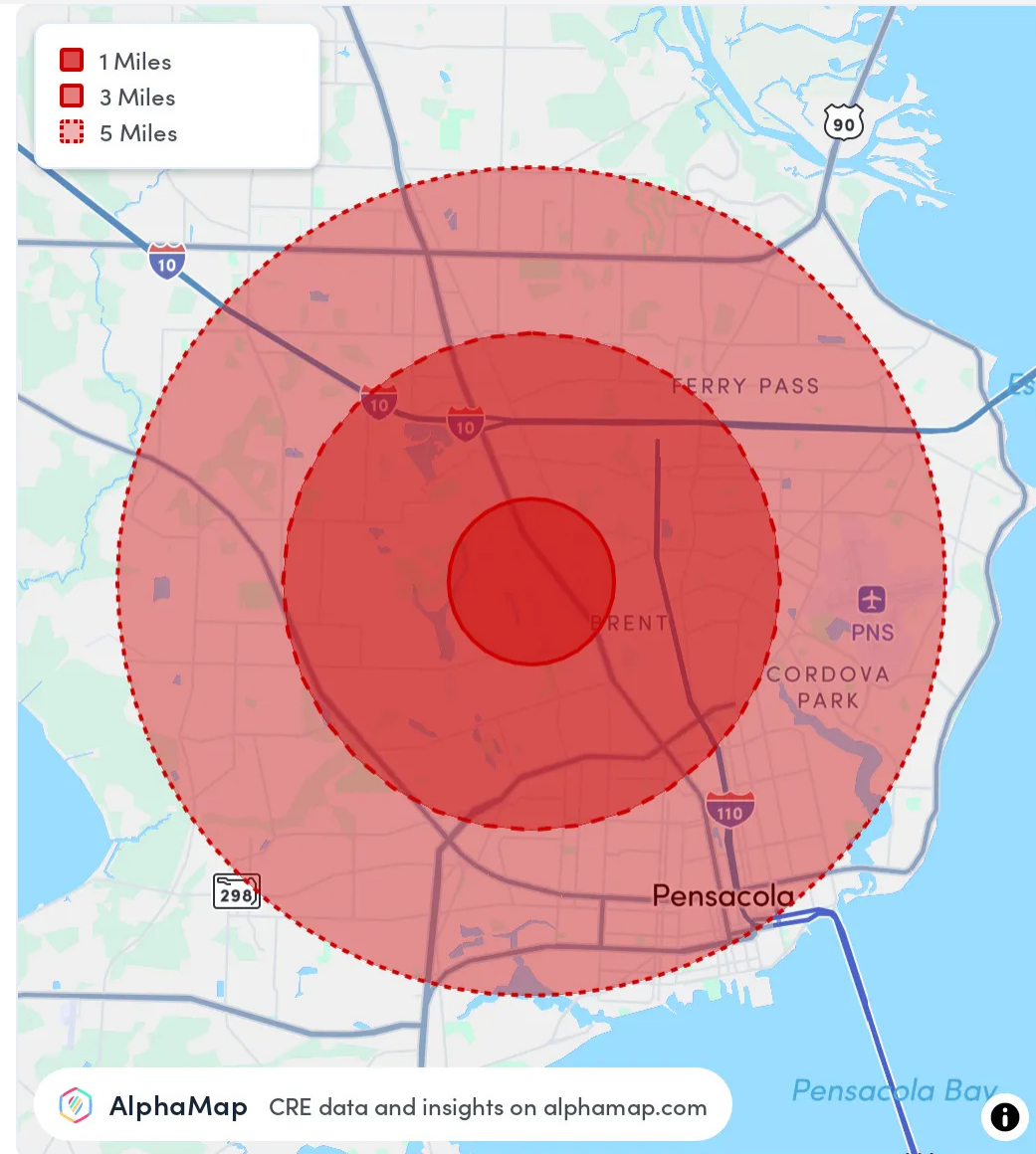
### AREA ANALYTICS

Population	1 Mile	3 Miles	5 Miles
Total Population	4,305	64,181	175,340
Average Age	41	39	41
Average Age (Male)	40	37	39
Average Age (Female)	43	40	42

Household & Income	1 Mile	3 Miles	5 Miles
Total Households	1,760	24,043	71,119
Persons Per HH	2.4	2.7	2.5
Average HH Income	\$59,618	\$64,507	\$72,511
Average House Value	\$206,073	\$198,330	\$240,515
Per Capita Income	\$24,840	\$23,891	\$29,004

Map and demographics data derived from AlphaMap



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