



FOR SALE & LEASE

# 18,000 SF MODERN INDUSTRIAL WAREHOUSE ON 2.09 ACRES | PANAMA CITY, FL

2325 Transmitter Rd, Panama City, FL 32404

**Kevin Wattenbarger, CCIM**

Qualifying Broker  
850.913.9133  
kevin@kwa-cre.com



# 18,000 SF MODERN INDUSTRIAL WAREHOUSE ON 2.09 ACRES | PANAMA CITY, FL

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## PROPERTY DESCRIPTION

Constructed in 2019, this 18,000 SF clear-span industrial warehouse is located on 2.09 +/- acres along Transmitter Road in Panama City, Florida. The steel-frame building measures 300 feet by 60 feet and offers ±1,980 SF of finished office space, a 360 SF covered canopy, and a large laydown yard ideal for outdoor storage, material staging, or vehicle parking.

The building features 16-foot ceiling height at the center, 14-foot eave height, three grade-level roll-up doors, and three-phase, 240V electrical service with transformers in place to step up to 480V. This infrastructure supports a wide range of industrial operations, including those requiring high-load manufacturing equipment or specialized machinery.

The property spans two contiguous parcels (Bay County Parcel ID #s 12770-000-000 & 12771-004-000) and enjoys strong visibility and accessibility from Transmitter Road, a major north-south thoroughfare in Panama City.

The property is currently occupied by J & J Door Manufacturing, which will vacate upon sale or

## OFFERING SUMMARY

Sale Price:	\$1,980,000
Lease Rate:	\$12.00 SF/yr (NNN)
Number of Units:	1
Available SF:	18,000 SF
Lot Size:	2.09 Acres
Building Size:	18,000 SF

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,242	10,973	31,771
Total Population	3,402	29,790	82,493
Average HH Income	\$73,254	\$72,146	\$82,679

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## PROPERTY HIGHLIGHTS

- 18,000 SF (300' x 60') clear-span steel warehouse
- ±1,980 SF finished office space
- ±16,020 Warehouse Floor
- 16' center height / 14' eave height
- (3) Grade-level roll-up doors
- Three-phase, 480V power
- 2.09 +/- acres across two parcels (Parcel ID #12770-000-000 & #12771-004-000)
- Built in 2019 with modern construction and infrastructure
- High-visibility location on Transmitter Road near major transportation routes (US Hwy 231 & US Hwy 98)
- 18,000 SF (300' x 60') clear-span steel warehouse
- ±1,980 SF finished office space / ±16,020 SF Warehouse Floor
- 16' center height / 14' eave height
- (3) Grade-level roll-up doors
- Three-phase, 240V power with transformers installed to support 480V operations
- 2.09 +/- acres across two parcels (Parcel ID #12770-000-000 & #12771-004-000)
- Built in 2019 with modern construction and infrastructure
- High-visibility location on Transmitter Road near major transportation routes (US Hwy 231 & US Hwy 98)

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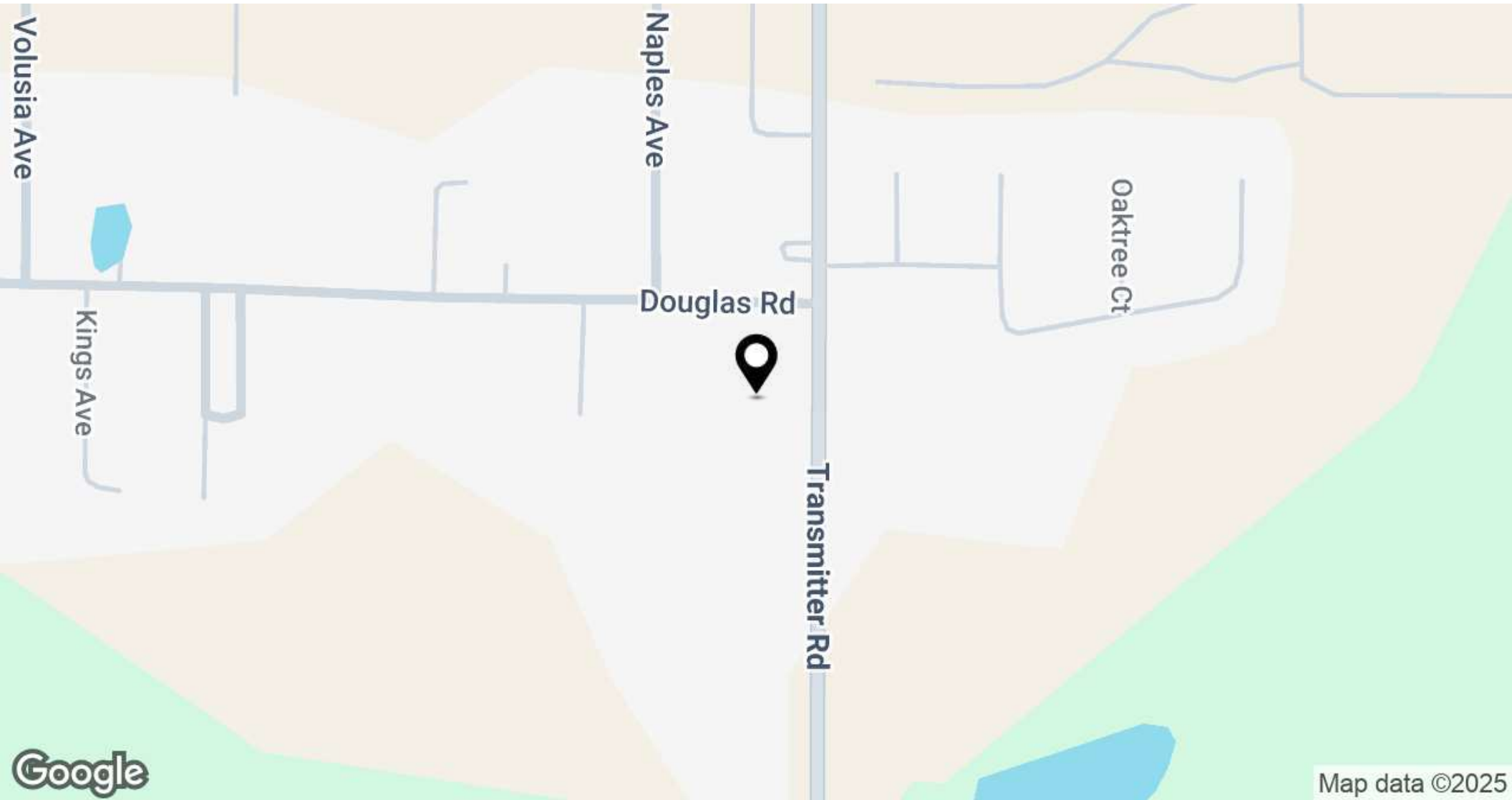
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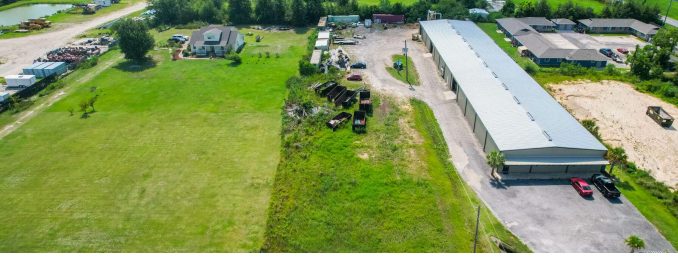
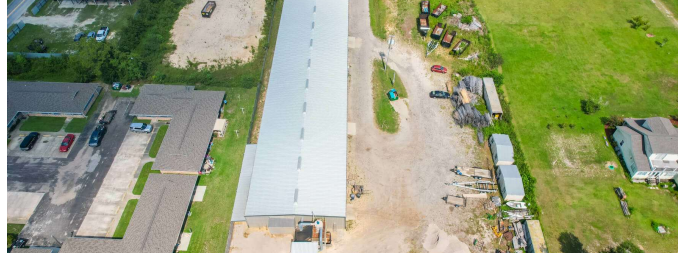
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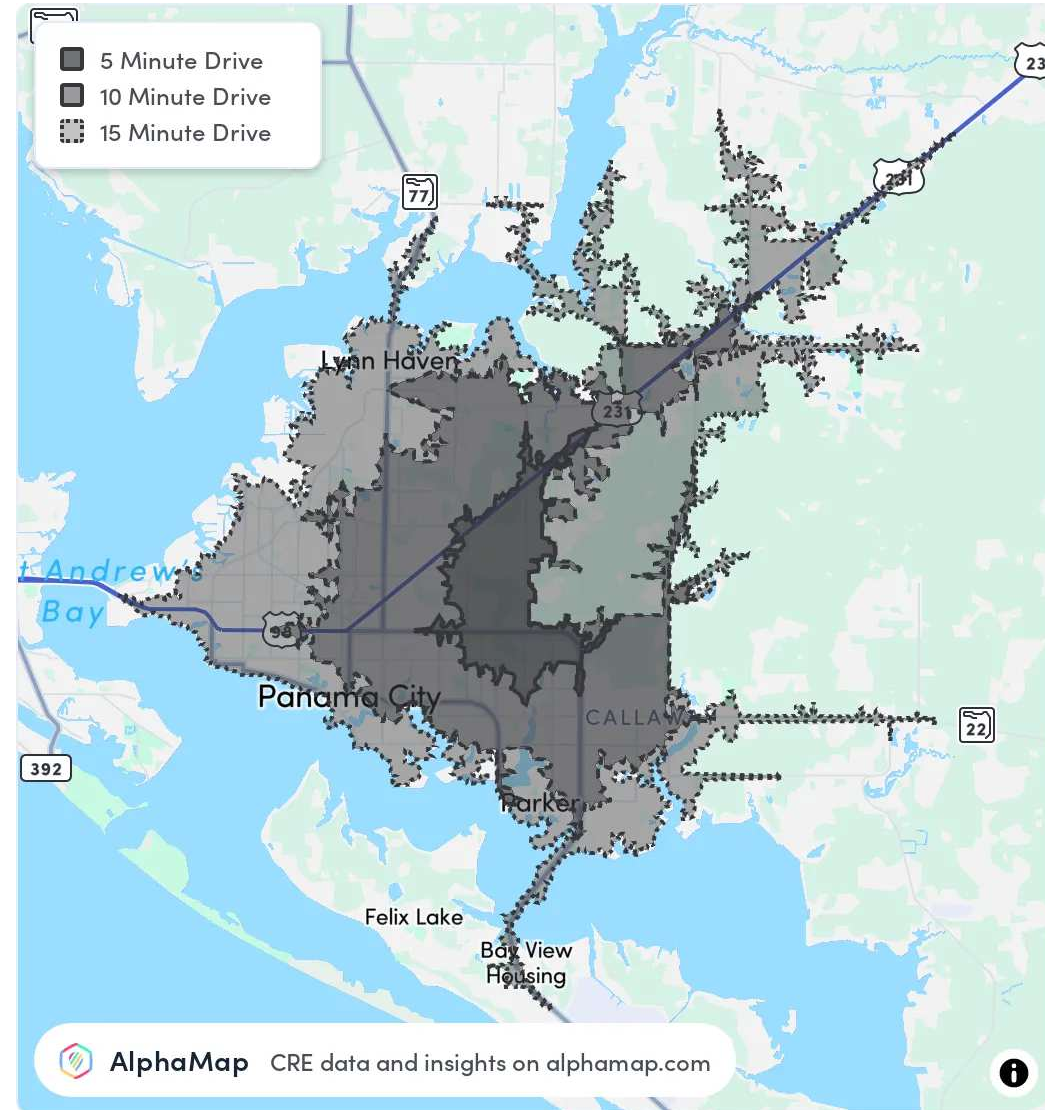
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POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	6,346	48,871	86,272
Average Age	39	41	41
Average Age (Male)	37	40	40
Average Age (Female)	40	42	42

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	2,338	18,751	33,507
Persons per HH	2.7	2.6	2.6
Average HH Income	\$68,757	\$75,392	\$79,241
Average House Value	\$244,369	\$261,585	\$275,060
Per Capita Income	\$25,465	\$28,996	\$30,477

Map and demographics data derived from AlphaMap



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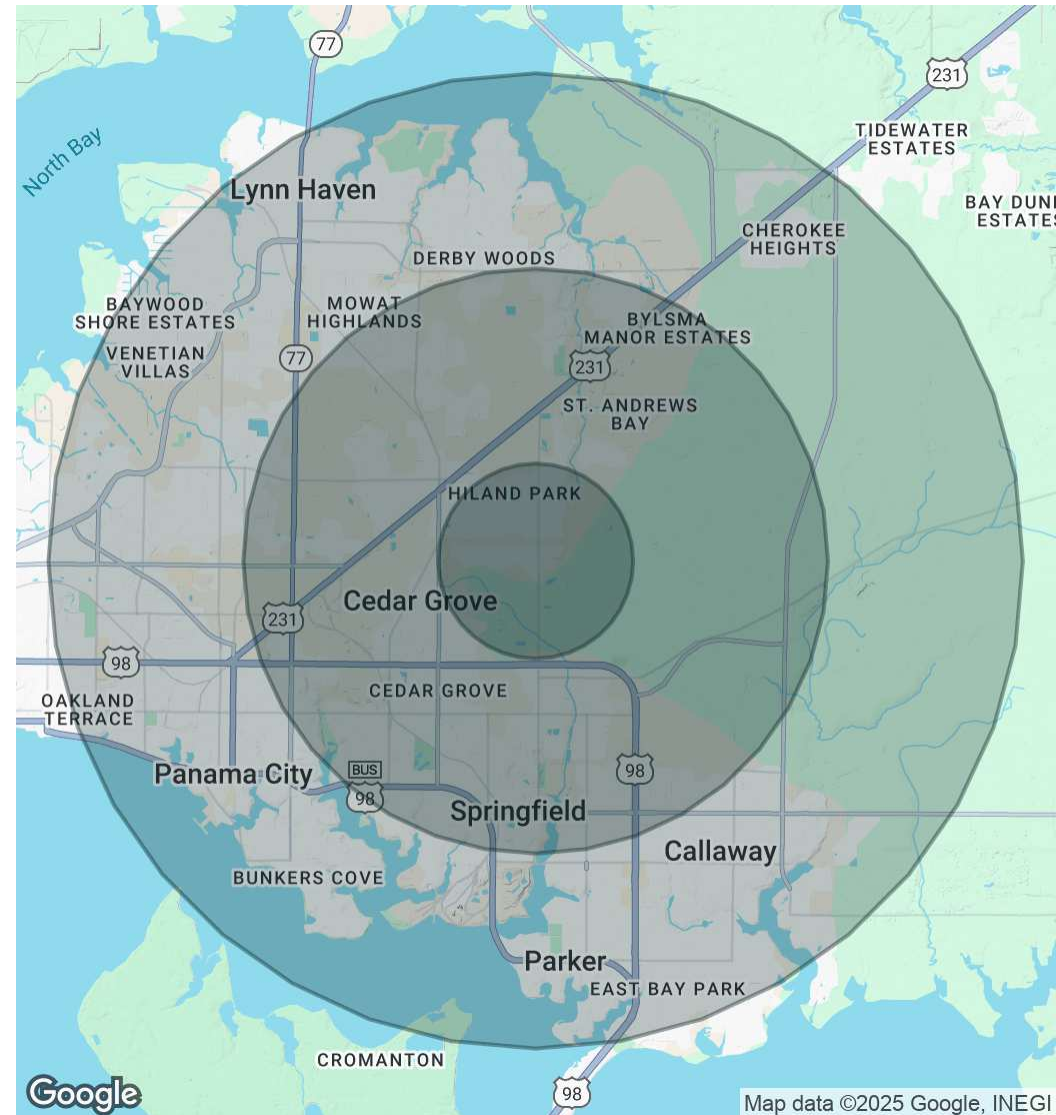
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,402	29,790	82,493
Average Age	38	39	41
Average Age (Male)	37	38	40
Average Age (Female)	39	40	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,242	10,973	31,771
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$73,254	\$72,146	\$82,679
Average House Value	\$219,957	\$263,195	\$294,199

Demographics data derived from AlphaMap



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