

9,625 SF OFFICE/WAREHOUSE OPPORTUNITY DOWNTOWN PENSACOLA

1401 BARRANCAS AVENUE | PENSACOLA, FL 32502



PRESENTED BY:
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SENIOR ADVISOR

AVAILABLE FOR SALE



EXECUTIVE SUMMARY



SALE PRICE

\$1,890,000

BUILDING SIZE

9,625 SF

ZONING

C-3 COMMERCIAL

COMMERCIAL ZONING DISTRICT: WHOLESALE & LIGHT INDUSTRIAL

PROPERTY HIGHLIGHTS

- +/- 9,625 SF office/warehouse with showroom on .90 acres. Situated across two parcels with frontage on Barrancas Ave., H St., W. Intendencia St., and G St., just west of Downtown Pensacola.
- Recently updated with new exterior paint, refreshed showroom with stained concrete flooring, new spray foam insulation throughout office, warehouse, and showroom, and newly paved parking lot.
- The warehouse space has 22' clear height, 3-phase power, multiple grade-level doors, a trolley winch system, and redevelopment flexibility.
- Clean Phase II environmental report with borings and new survey completed in 2024; existing billboard easement in place, billboard does not convey with the sale.

SPACE DESCRIPTION

Located just one mile west of the heart of downtown Pensacola, with a direct drive along Government Street, 1401 Barrancas Ave. presents a rare opportunity to acquire a recently updated warehouse building or redevelopment tract in one of Pensacola's active downtown-adjacent growth corridors. Spanning approximately .90 acres across two parcels, the property offers frontage on H St., Barrancas Ave., W. Intendencia St., and G St., creating excellent visibility, access, and long-term flexibility.

The site includes a +/- 9,625 SF open-shell warehouse space ideal for commercial use, repurposing, or redevelopment. Recent updates include new exterior paint, an updated showroom with stained concrete flooring, new spray insulation in the warehouse, a resurfaced parking lot, and additional property enhancements throughout. The building is equipped with two grade-level roll-up doors measuring 16'W x 16'H, one grade-level roll-up door measuring 9'W x 9'H, one 16' sliding door, and 3-phase power. The building also includes a trolley winch system designed to transport heavy products from one end of the warehouse to the other. The space includes ventilation windows along the far side of the warehouse, as well as additional storage rooms and a painting booth located on the property.

Zoned C-3 Commercial, this property offers a zoning classification that is increasingly rare for a downtown-adjacent site, allowing for a broad range of general commercial, wholesale, light industrial, service, and redevelopment uses. Potential uses may include automotive sales or service-related concepts, used car lots, self-storage facilities, wholesale operations, light industrial uses, showroom/warehouse concepts, contractor or trade service operations, and businesses needing drive-through warehouse access with large roll-up doors. All uses should be verified by the buyer with the City of Pensacola.

Positioned near the continued growth of downtown Pensacola, the West Garden Street corridor, and the surrounding west downtown area, the property benefits from proximity to ongoing residential, hospitality, entertainment, and commercial investment. Nearby development activity throughout downtown, including new residential units, hotel projects, restaurants, entertainment venues, and the continued activation of the waterfront and Community Maritime Park area, continues to expand the market for commercial, service, storage, and logistics-oriented users near the urban core. There is also new improvements to stormwater management and drainage that was recently completed along Barrancas Avenue on this site.

The property is located within the city's overlay district, with growing residential development nearby, and provides the option to utilize the existing structure or pursue redevelopment of most of the block. A clean Phase II environmental report with borings and a new survey were completed in 2024.

With its refreshed condition, prominent multi-street frontage, proximity to downtown Pensacola, rare C-3 zoning, and functional warehouse features, 1401 Barrancas Ave. is well positioned for an owner-user, investor, or developer seeking flexibility in one of Pensacola's evolving growth corridors. An existing billboard easement is in place on the property; however, the billboard does not convey with the sale.



EXTERIOR PHOTOS



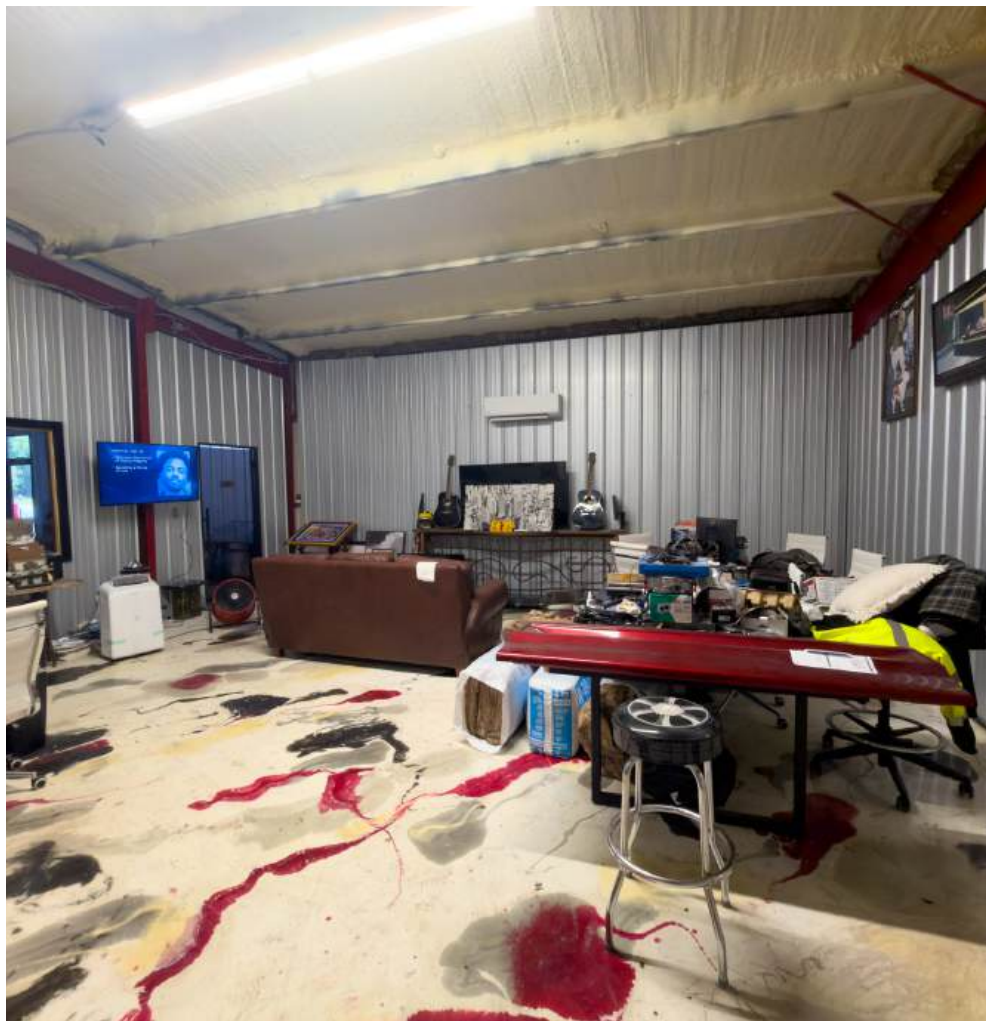
EXTERIOR PHOTOS



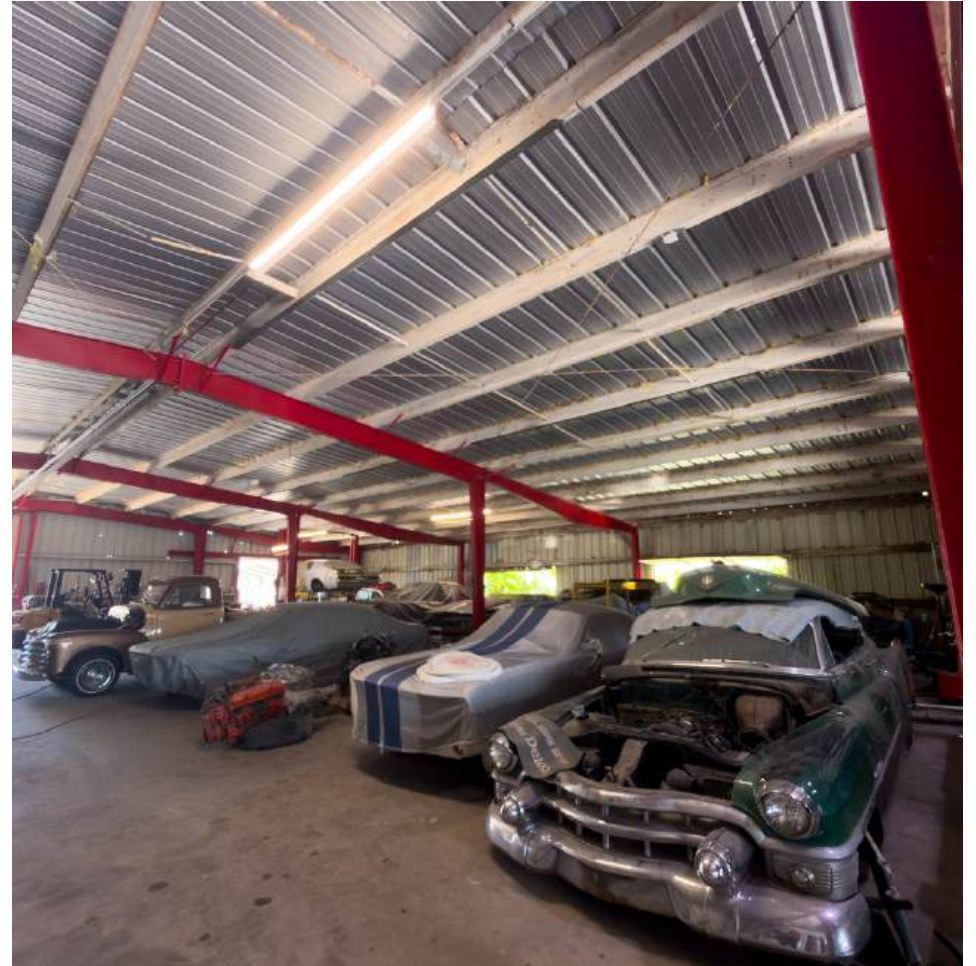
SHOWROOM PHOTOS



OFFICE PHOTOS



WAREHOUSE PHOTOS



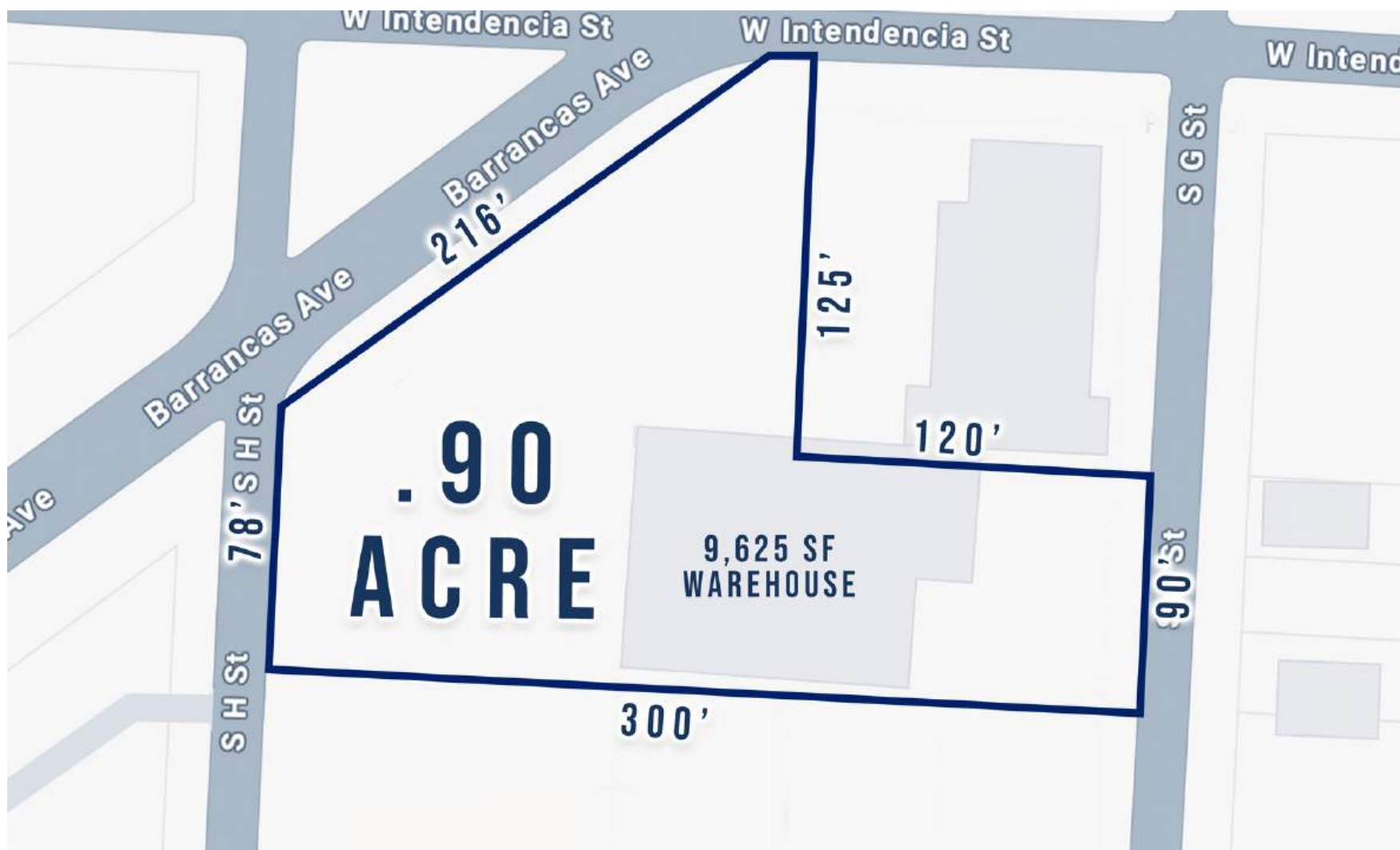
WAREHOUSE PHOTOS



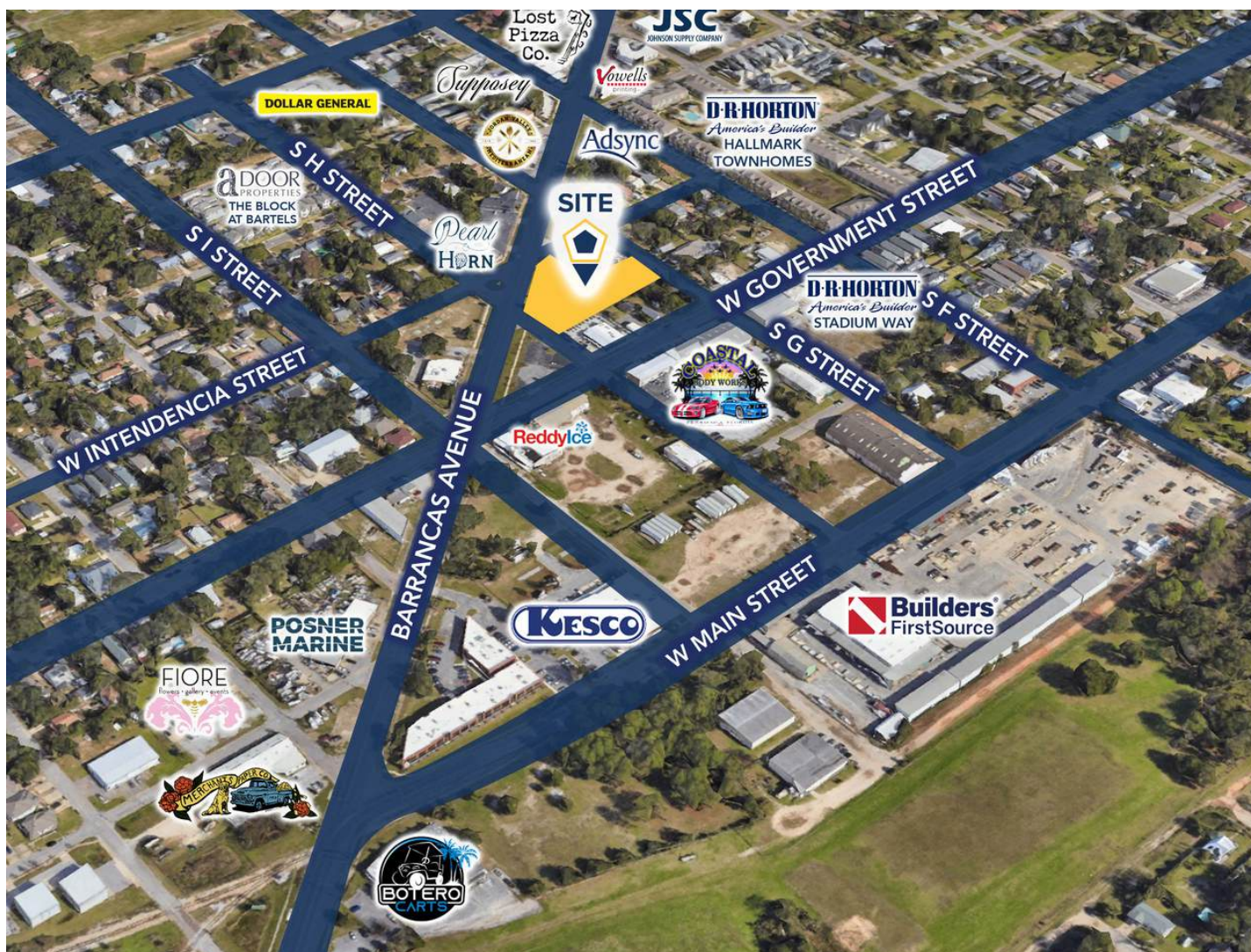
AERIAL VIEW



MEASURED PLAT MAP



RETAIL AND TRADE MAP



PENSACOLA MARKET AREA SUMMARY

Pensacola serves as the economic and cultural hub of Northwest Florida, benefiting from a diversified regional economy and sustained public and private investment. The market is anchored by major employers across defense, financial services, healthcare, manufacturing, and education, creating a stable employment base that supports long-term real estate demand. Unlike many coastal markets driven primarily by tourism, Pensacola's balanced economic profile provides resilience across market cycles while continuing to attract new residents and businesses.

Recent years have seen significant large-scale investment that reinforces the market's growth trajectory. Navy Federal Credit Union continues to expand its Pensacola campus through additional office facilities, structured parking, and infrastructure improvements, underscoring long-term confidence in the region. Advanced manufacturing investment, including the expansion of GE Vernova in Escambia County, has strengthened Pensacola's role within the broader energy and industrial supply chain. These projects generate high-quality jobs and contribute to secondary demand for housing, retail, and professional services throughout the metro area.

Public infrastructure investment further supports Pensacola's long-term outlook. The ongoing expansion and modernization of Pensacola International Airport is increasing passenger capacity and improving regional connectivity, benefiting both tourism and business travel. Combined with direct access to Interstate 10, proximity to the Port of Pensacola, and Florida's business-friendly tax environment, Pensacola remains well positioned to capture continued in-migration from higher-cost markets. Strong quality of life fundamentals, relative affordability, and consistent population growth continue to support demand across commercial, mixed-use, and residential real estate assets.



DOWNTOWN PENSACOLA SUMMARY



Downtown Pensacola serves as the city's primary center for walkable commerce, culture, and experiential activity, blending historic character with ongoing reinvestment. Anchored by the Palafox Street corridor, the district features a dynamic mix of national and regional retailers alongside locally owned boutiques and service-oriented concepts. Tenants such as Kilwins, Peterbrooke Chocolatier, Innerlight Surf Shop, Half-Moon Outfitters, Bodacious Shops, Monkee's, and Indigeaux Denim Bar contribute to a diverse retail environment that consistently draws both local residents and visitors year-round.

The corridor is further activated by a strong collection of restaurants and cafés, including Global Grill, Graffiti Pizza, Parlor Doughnuts, Maker's Café, and other established dining concepts, supporting steady foot traffic from morning through evening.

Public and private investment continues to strengthen downtown's role as a live-work-play environment. The newly completed Palafox improvement project represents a major investment in the long-term functionality and appeal of one of Downtown Pensacola's most important corridors. Improvements included significant stormwater management upgrades, ADA enhancements, expanded sidewalks, and aesthetic updates that improve accessibility, walkability, and the overall pedestrian experience. These efforts are complemented by ongoing reinvestment in historic buildings, expansion of outdoor dining and retail experiences, and increasing residential density that supports consistent pedestrian activity.

With continued investment, strong tourism, and year-round programming, Downtown Pensacola remains the region's most active commercial environment, well positioned to support flagship retail, boutique concepts, and experiential uses.



FOR MORE INFORMATION:

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