

For Sale

Industrial

Occupier, Investor and/or Developer Opportunity



±26,364 SF

333 N 14th Avenue,
Pensacola, FL 32501

CBRE

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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

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Table of Contents

- 04** Executive Summary
- 06** Property Specifications
- 10** Location Highlights



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Executive Summary

01

Executive Summary

The Offering

Opportunity: A prime industrial opportunity in the heart of Downtown Pensacola, located at 333 N 14th Avenue. This ±26,364 SF property, situated on approximately 1.2 acres, is well-suited for a variety of industrial uses, as well as potential alternative uses such as adaptive re-use for craft brewery and many other creative urban concepts. With excellent accessibility to major transportation routes, as well as to thriving Downtown Pensacola, this property presents a compelling opportunity for any buyer; including occupier, investors or developers.



Investment Highlights

- Well-maintained ±26,634 SF industrial building
- Excellent access to major transportation routes, minutes from I-10.
- Primely situated in Downtown Pensacola, convenient to the area's strong employment base
- Pensacola is experiencing robust industrial demand, with only 2.2% vacancy, creating an incredible opportunity for this strategically located property.
- Now accepting purchase offers; please inquire for further pricing guidance and property information.

Property Specifications

02

Property Specifications



SQUARE FOOTAGE

Total Building SF	±26,364 SF
Dry Warehouse Area / SF	±24,000 SF
Office SF	±2,300 SF

PROPERTY FEATURES

Site Area	±1.2 Acres
Construction Year	1958/1972
Clear Height	14'
Loading:	4 Loading docks, 2 Drive ins
Parking Ratio:	0.23/1,000 SF
Zoning:	C-3 (General Commercial)

CONSTRUCTION OVERVIEW

Roof Year Installed	2008
Fire Protection	Wet sprinkler throughout
Interior Lighting	LED Lighting - 2024

Opportunity

Prime Location: Situated in the heart of Pensacola, convenient to I-10, and all local activity centers, including Downtown area amenities, and nearby surrounding housing.

Zoning: C-3 (General Commercial) Ideal for manufacturing, warehousing, or distribution operations, as well as potential adaptive re-use for urban concepts, such as craft breweries/distilleries.

Lot Size: The property spans approximately ± 1.2 acres

Infrastructure: Fully developed site with essential utilities and infrastructure in place.

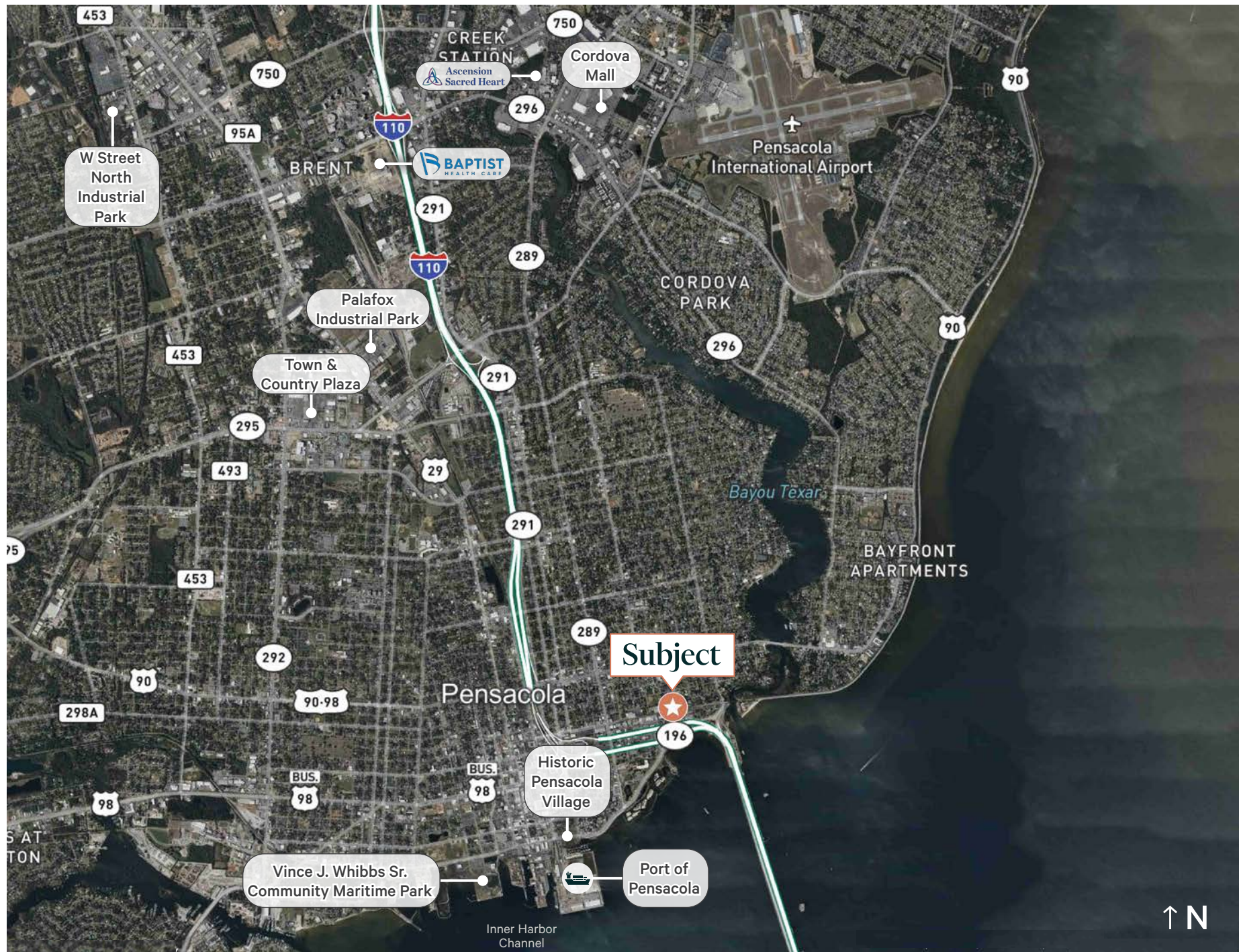
Market Potential: Pensacola's industrial real estate market is experiencing tremendous demand with record-low vacancy rates, supported by strong demographic trends, infrastructure development, and a strong labor force.

Conveniently located near Key Area Facilities:

- Port of Pensacola (1.4 miles)
- Pensacola International Airport (10.6 miles)
- University of West Florida (12.5 miles)
- Pensacola State College (14.9 miles)

This proximity to these key facilities, to Downtown, as well as I-10, enhances the property's appeal for both business and investment purposes.





Location Highlights

03

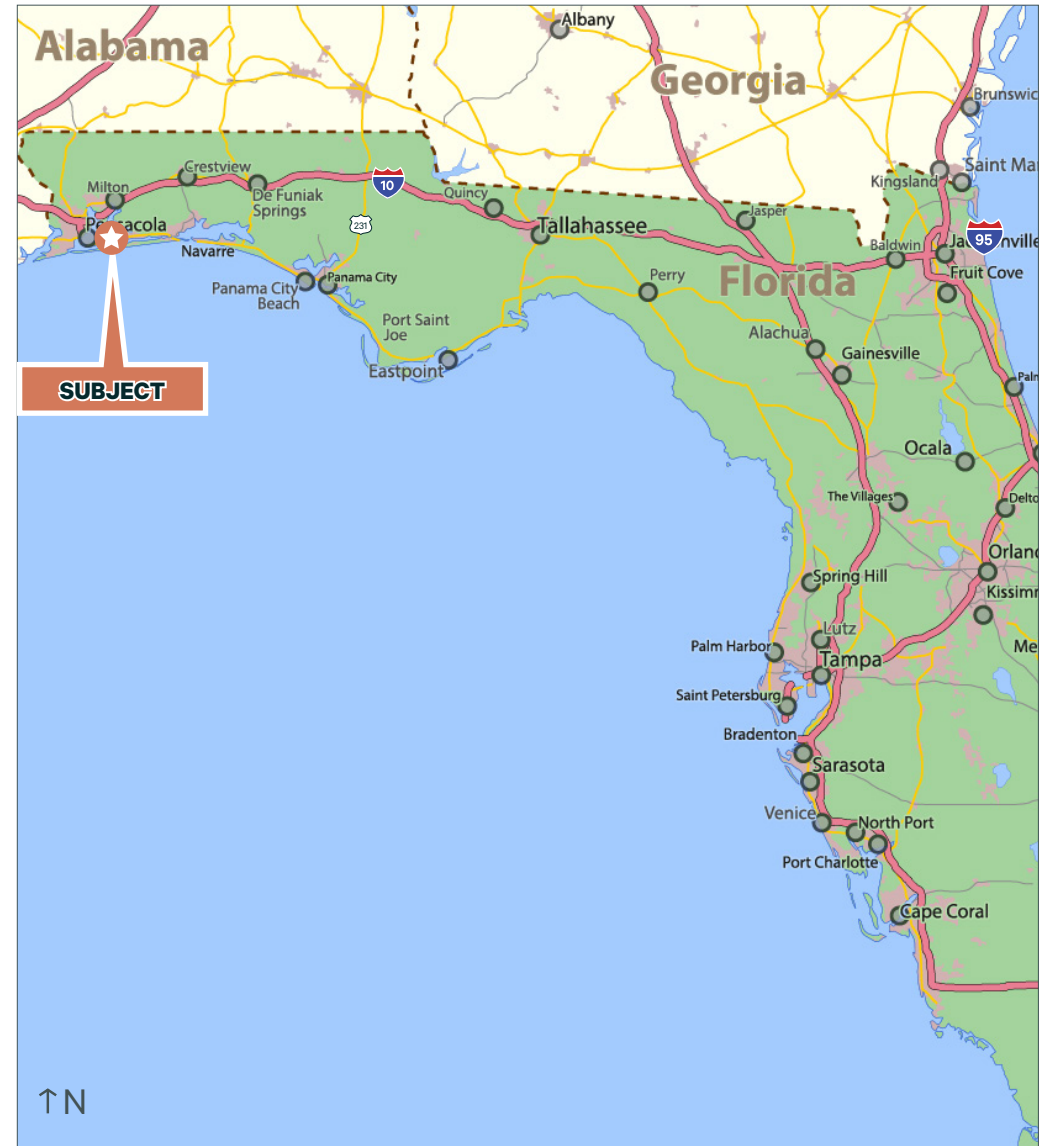
Location Highlights

Nestled in the heart of the Florida Panhandle, Pensacola is a vibrant city known for its rich history, stunning beaches, and thriving economy. The area boasts a unique blend of Southern charm and coastal beauty, making it a desirable location for both residents and businesses.

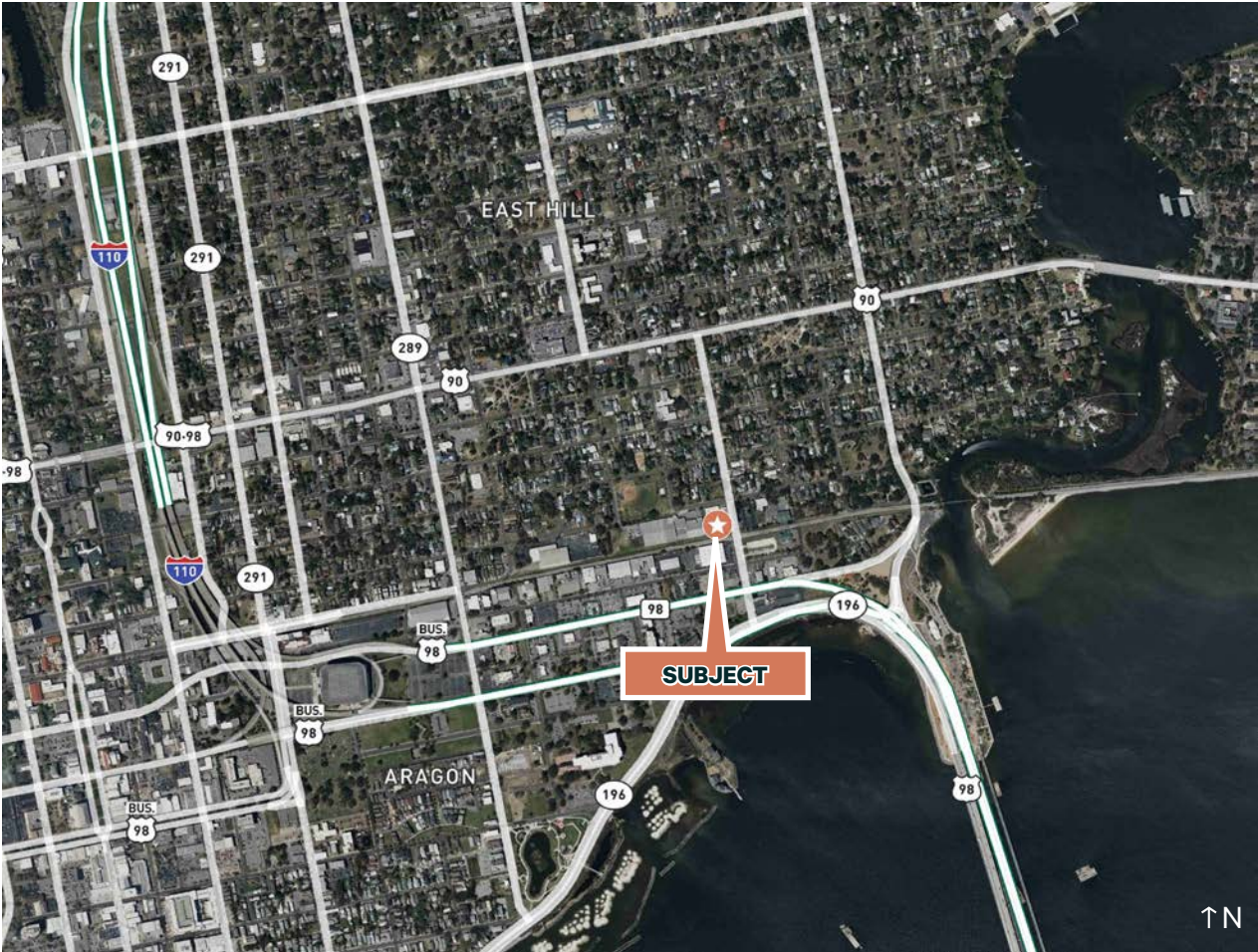
Pensacola is experiencing significant population growth, which is driving demand for various services and infrastructure improvements. The city's strategic location and ongoing development projects enhance its appeal for industrial investments, particularly in manufacturing, warehousing, and distribution.

The Florida Panhandle, including Pensacola, is supported by a robust labor force, with projections indicating a 20% increase in the warehouse labor force over the next decade. This growth ensures a steady supply of skilled workers to meet the needs of expanding businesses.

With its stable employment rate, low unemployment, and strong performance in key sectors such as manufacturing, trade, transportation, and utilities, Pensacola offers a promising environment for industrial real estate investments. The city's commitment to infrastructure development further solidifies its position as a prime destination for investors looking to capitalize on the region's growth and economic stability.

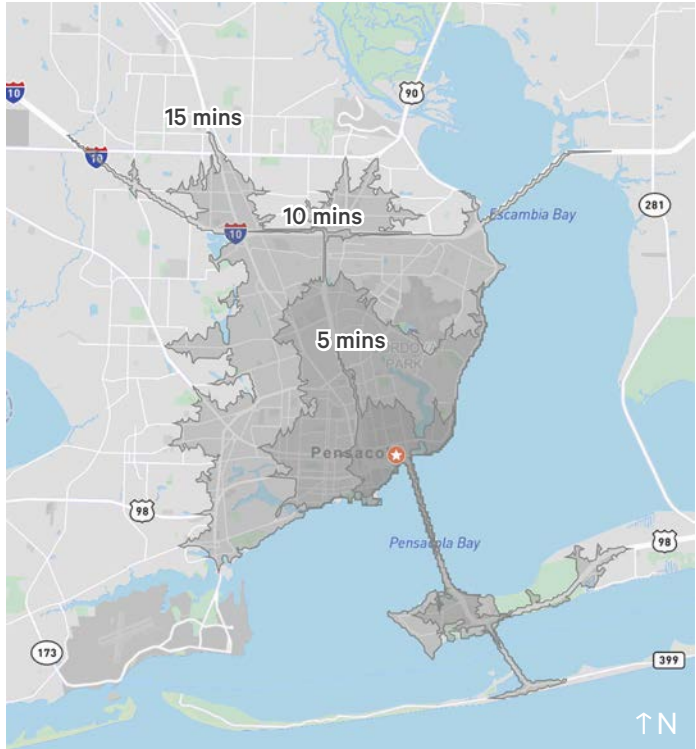


Area Overview



Demographics	5 mins	10 mins	15 mins
Population	16,032	61,772	156,241
Five-Year Projection	16,190	62,269	156,921
Housing Units	9,300	29,135	74,026
Avg Household Income	\$100,603	\$94,059	\$84,307
Median Age	44	40	39

Industrial Marketing Statistics			
MARKET	TOTAL INVENTORY (SF)	TOTAL VACANCY (%)	TRAILING 12 ABSORPTION (SF)
Pensacola	16,295,197	2.2	140,313
Panhandle Totals	40,880,262	3.1	(109,816)





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