

Small-Bay-Industrial

8800 Grow Drive | Ellyson Industrial Park | Pensacola, FL 32514
New Construction – Delivery Est. August 2026 | 3-5 YR Term

NAIPensacola



Now pre-leasing, HC/LI zoned, $\pm 2,000$ SF new construction units with the ability to lease up to $\pm 4,000$ SF contiguous by combining two units. Each unit is designed for trade, light industrial, fabrication, and service users and includes conditioned office + warehouse + restroom, fully insulated construction.

- 20' Ceiling Height
- 14' Front-Facing Roll-Up-Door
- Dedicated side lay-down yard: 30' W x 40' D
- 10' side-facing roll-up door
- 3-phase, 200-amp Electrical Service
- Fully fenced property
- Easy access to I-10, & I-110



For more information,
please contact:

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Available configurations include ±2,000 SF to ±4,000 SF (single unit or combined units), each featuring conditioned office + warehouse + restroom with fully insulated construction, 20' clear height, and a 14' front-facing roll-up door. Units also include a dedicated side lay-down yard (30' W x 40' D) and a 10' side-facing roll-up door for smooth yard-to-warehouse workflow. The property is fully fenced and equipped with 3-phase, 200-amp power, supporting a wide range of operational needs.

Option	SF	Office SF	WHSE SF	Rate	Lease Type	NNN \$4.50 EST
Unit 1	±2,000	±550	±1,450	\$12.00 PSF	NNN	\$750
Unit 2	±2,000	±550	±1,450	\$12.00 PSF	NNN	\$750
Units 3 (1 & 2 Combined)	±4,000	±1,100	±2,900	\$12.00 PSF	NNN	\$1,500
Unit 4	±2,000	±550	±1,450	\$12.00 PSF	NNN	\$750

Units 1,2, and 4 - Conditioned office + warehouse + RR; dedicated lay-down yard; roll-up access; 3-phase power

Unit 3- Contiguous space by combining two units (ideal for larger trade/light industrial users to form 1,100 SF of conditioned office, 2,900 SF of WHSE, plus 2 RRs, dedicated lay-down, roll-ups, and 3-phase power)

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Now Accepting Applications | Delivery: Summer 2026



Project Overview

- **New-build development: Two (2) 4,000 SF warehouse buildings (two units per building)**
- **One unit leased → three (3) units remaining**

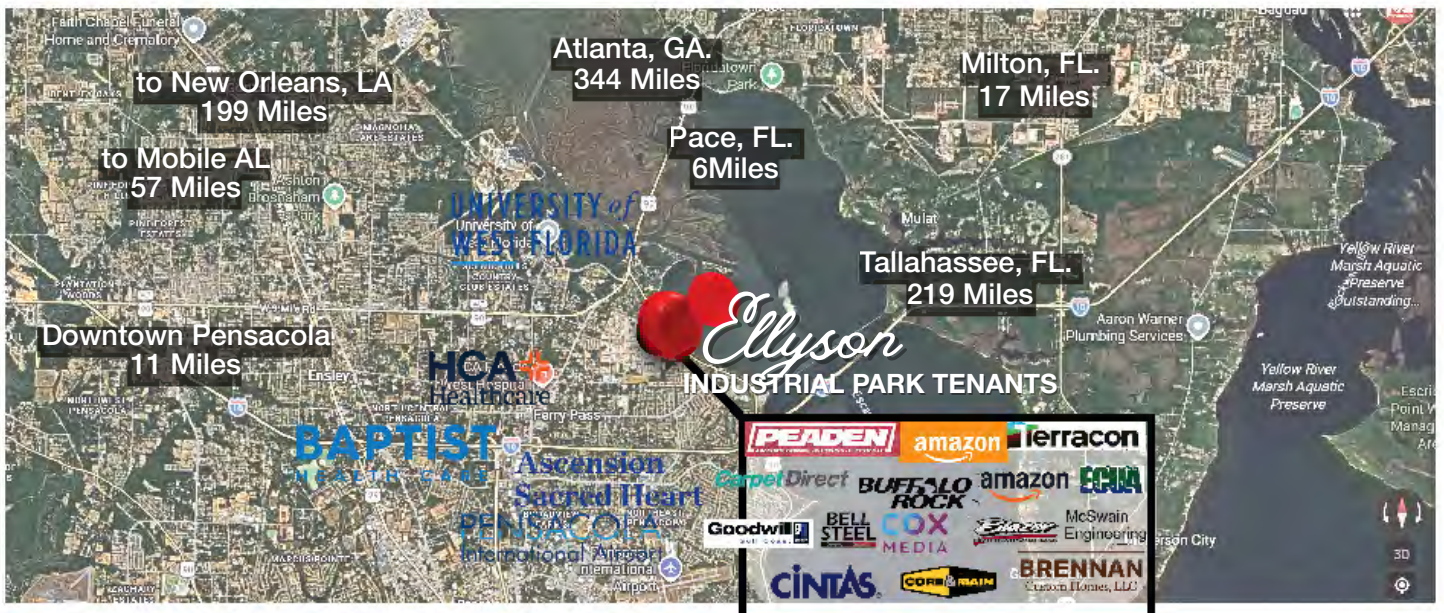


Progress Update



Project is on time and looking great! These new construction ±2,000 SF industrial units are purpose-built for trade and service users, featuring 20' clear height, roll-up access, dedicated lay-down yard, and 3-phase power on a fully fenced HC/LI site.

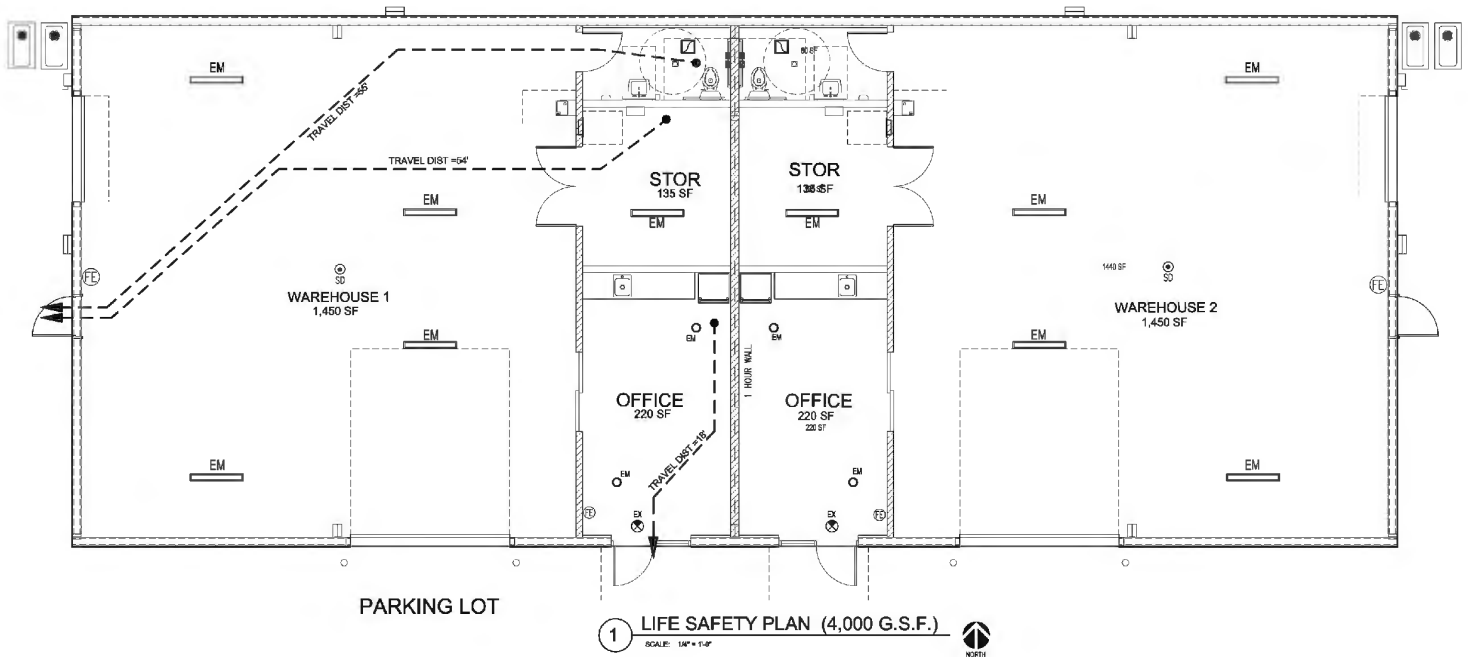
Ellyson Industrial Park, one of Pensacola's core industrial corridors near North Davis Highway and I-10, the site offers fast connectivity to I-10, I-110, and Scenic Highway, supporting rapid response times, streamlined deliveries, and dependable route options for field teams and distribution.



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 Small Bay Industrial | 3-Phase | 200 AMP

Who This Fits

These units were designed for operators who need a clean, professional office front + functional warehouse + secure yard with strong power and easy interstate access



For Businesses that Value:

- Secure lay-down yard
- Roll-up access + efficient yard-to-warehouse flow
- 3-phase power for equipment and light industrial needs
- A central Pensacola industrial location serving both Escambia & Santa Rosa Counties
- Operators that benefit from quick access to I-10 / I-110



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