

±12,000 SF Flex/Warehouse plus 2,000 SF Office Available

Two Space Opportunities!

108 & 109 Kelly Road
Niceville, FL 32578

Located Immediately off the Primary Commercial Corridor Through Niceville, FL, Highway 20



Property Features

Flex/warehouse building with showroom/reception and office space, and warehouse with dock and grade level access, plus functional loft storage space that nearly doubles the storage capacity; Secondary building is 100% office layout, perfect for professional and business services firms, and for Dept. of Defense contractors that need easy access to Eglin Air Force Base and the Destin Fort Walton Beach Airport (VPS). Great visibility and access, adjacent to State Road 20, a major east-to-west route across Florida's Panhandle, and State Road 85, connecting Niceville to Crestview, Duke Field, Interstate 10 to the north and to the Beaches of the Emerald Coast to the south.

- + Available Immediately!
- + Flex/Showroom/Warehouse 12,000 Sf on two floors
- + 1 dock-high and 1 grade level roll-up doors
- + Office ±2,000 SF
- + Warehouse Year built 2003
- + Zoning: C-2 General Commercial
- + Just off Hwy 20 with 47,500 average daily traffic counts

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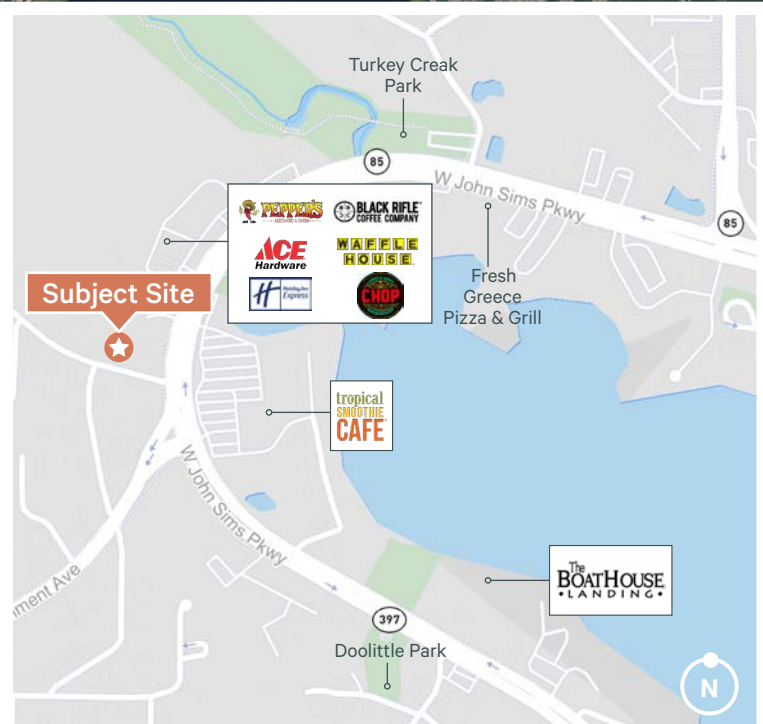
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Location

Positioned immediately off the primary commercial corridor through Niceville, FL, Highway 20. Offering convenience and optimal proximity to Air Force Base contractors, the facility is approx. 1.2 miles to Eglin Air Force Base Commercial Gate and 10 miles to 7th Special Forces Group at Duke Field. With favorable visibility to the intersection of John Sims/Hwy 20 and Government Avenue, the property is readily identifiable and promotes brand presence. The community of Niceville is rapidly growing with strong military and defense contractor presence. The immediate submarket area has been developed with new hotels, retail and commercial projects over the past 5 years.



| Demographics | 3 min | 5 min | 10 min |
|----------------------|-----------|-----------|-----------|
| Population | 20,062 | 30,942 | 112,548 |
| 2023 Housing Units | 8,556 | 13,069 | 56,925 |
| Avg Household Income | \$108,776 | \$123,078 | \$108,736 |
| Daytime Population | 21,206 | 38,509 | 125,483 |



For Lease

Interior

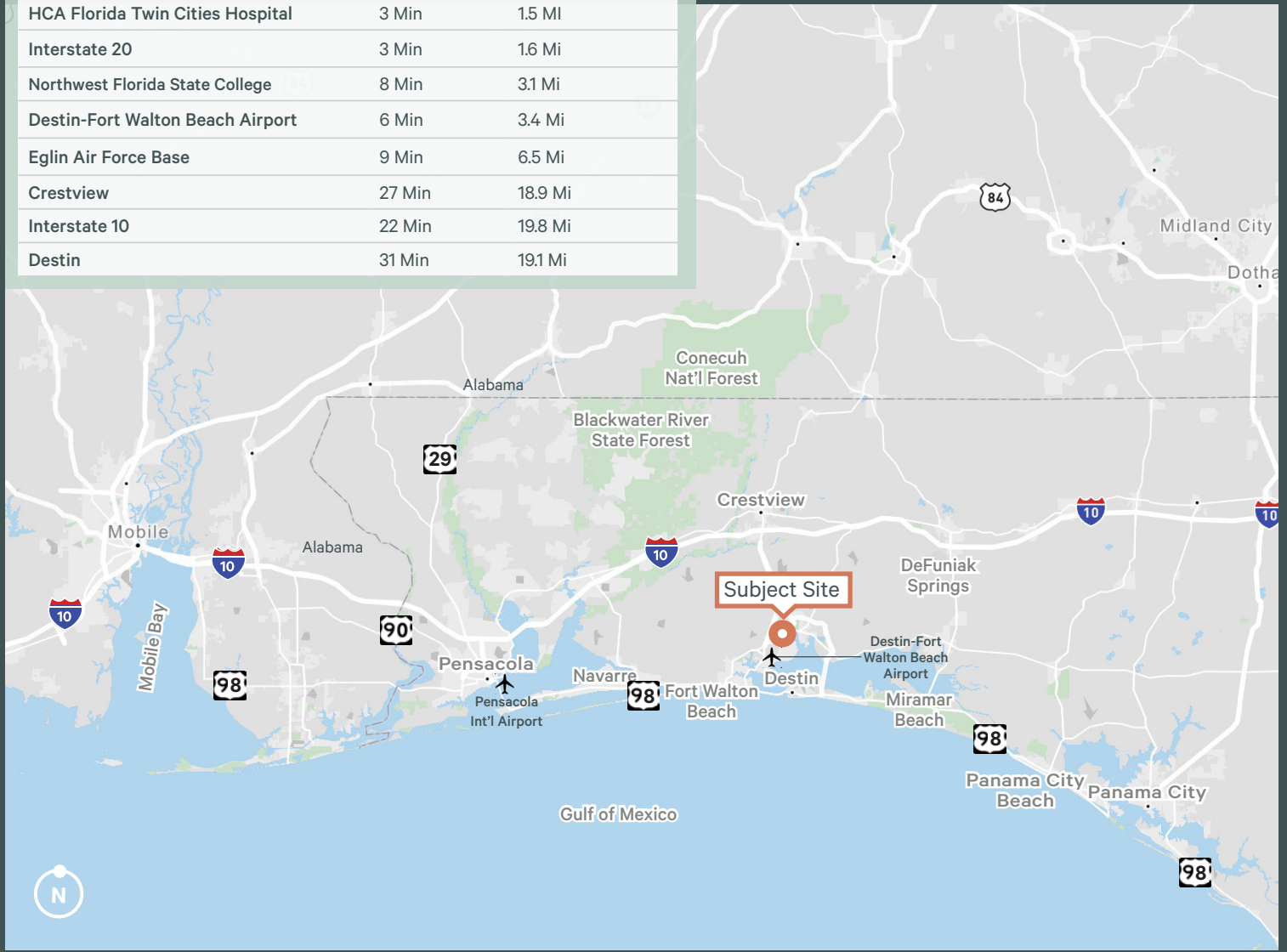


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| Distance to | Distance (Min) | Distance (Mile) |
|----------------------------------|----------------|-----------------|
| HCA Florida Twin Cities Hospital | 3 Min | 1.5 MI |
| Interstate 20 | 3 Min | 1.6 Mi |
| Northwest Florida State College | 8 Min | 3.1 Mi |
| Destin-Fort Walton Beach Airport | 6 Min | 3.4 Mi |
| Eglin Air Force Base | 9 Min | 6.5 Mi |
| Crestview | 27 Min | 18.9 Mi |
| Interstate 10 | 22 Min | 19.8 Mi |
| Destin | 31 Min | 19.1 Mi |



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