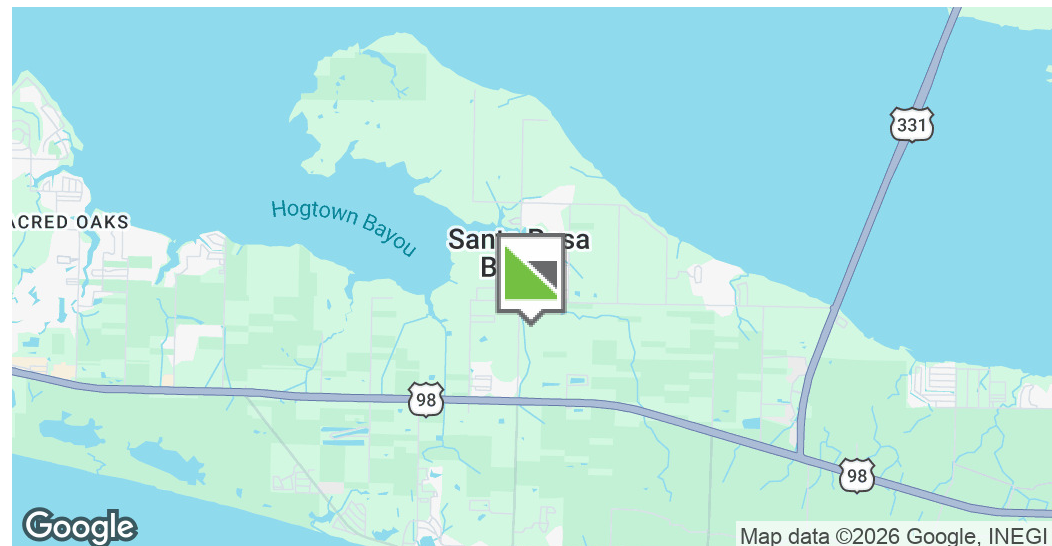


## EXECUTIVE SUMMARY



### OFFERING SUMMARY

|                |                         |
|----------------|-------------------------|
| Sale Price:    | \$1,325,000             |
| Building Size: | 5,000 SF                |
| Lot Size:      | 0.49 Acres              |
| Price / SF:    | \$265.00                |
| Year Built:    | 1999                    |
| Renovated:     | 2015                    |
| Market:        | Beaches of South Walton |
| Submarket:     | Santa Rosa Beach        |

### PROPERTY OVERVIEW

Available for purchase- 5,000sf climatized warehouse on 1/2 acre in Santa Rosa Beach FL. This building is divided into two 2500sf units and is fully air conditioned with 16ft eave heights, 12x15ft overhead doors, sealed floors, 450 Amps of service (separately metered), finished sheetrock walls, and skylights to provide natural light. Unit 1 consists of a 120+/- sf office, a large open work area with an open kitchen. Unit 2 is a large open work area with a private office. The Seller will need to "lease back" in the property through March of 2027.

### PROPERTY HIGHLIGHTS

- Fully Air Conditioned
- Conveniently Located
- .5 Acre Lot

#### For More Information:

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# 132 MARKET ST

132 Market Street, Santa Rosa Beach, FL 32459

INDUSTRIAL PROPERTY FOR SALE

## UNIT 1

**TAYLOR**ALLEN  
PROPERTIES



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# 132 MARKET ST

132 Market Street, Santa Rosa Beach, FL 32459

INDUSTRIAL PROPERTY FOR SALE

## UNIT 2

**TAYLOR**ALLEN  
PROPERTIES



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# 132 MARKET ST

132 Market Street, Santa Rosa Beach, FL 32459

INDUSTRIAL PROPERTY FOR SALE

**TAYLOR**ALLEN  
P R O P E R T I E S



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## ADVISOR BIO 1



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## PROFESSIONAL BACKGROUND

Chad Knaepple is the Co-founder/Executive Director of Taylor Allen Properties and specializes in the sale of Commercial Investment Property and the Leasing of Office and Industrial space. Chad is one of only two Brokers in Northwest Florida to achieve both the CCIM and the SIOR designations from the Society of Industrial and Office Realtors. These designations are reserved for highly-qualified real estate practitioners with a strong transactional history. Chad has been a Licensed Realtor in the State of Florida since 2002 and has solely focused on commercial sales and leasing over the past 15 years.

## EDUCATION

Louisiana State University- School Of Architecture

## MEMBERSHIPS

CCIM, SIOR

Commercial Realtor of the Year 2015 & 2017

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