

**FOR LEASE**

# 20,000 SF First Class Industrial Space

**706 ANCHORS STREET**  
Fort Walton Beach, FL 32548

---

**PRESENTED BY:**

**MICHAEL CARRO, CCIM**  
O: 850.434.7500  
mcarro@svn.com  
FL #BK3179263

# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$2,400,000
<b>LEASE RATE:</b>	\$12.00 SF/yr (NNN)
<b>AVAILABLE SF:</b>	20,000 SF
<b>LOT SIZE:</b>	1.59 Acres
<b>BUILDING SIZE:</b>	20,000 SF
<b>EAVE HEIGHT:</b>	18'
<b>DOCK DOORS:</b>	2
<b>SPRINKLER SYSTEM:</b>	Yes

**MICHAEL CARRO, CCIM**

O: 850.434.7500

mcarro@svn.com

FL #BK3179263

## PROPERTY DESCRIPTION

Two 10,000 SF industrial / light manufacturing buildings, each fully heated/cooled, with sealed floors and upgraded LED lighting. Additional amenities include 18' ceilings, loading dock and drive-in door. Strategically located on a 1.59-acre parcel in the Fort Walton Beach Commerce & Technology Park, only minutes from Hurlburt Field and Eglin Air Force Base. Buildings can be connected if desired (providing an additional 2500 SF) and come equipped with some office furniture, storage cabinets/shelving and a security cage for high value parts/tooling. NNN Estimated at \$3.50/SF

## PROPERTY HIGHLIGHTS

- 600 AMP 3 Phase Electric and Fully Air-conditioned in each building
- Large Lay Down Area

**INSIDE WAREHOUSE PHOTOS**



**MICHAEL CARRO, CCIM**  
O: 850.434.7500  
mcarro@svn.com  
FL #BK3179263



## OFFICE'S PHOTOS



**MICHAEL CARRO, CCIM**

O: 850.434.7500

mcarro@svn.com

FL #BK3179263

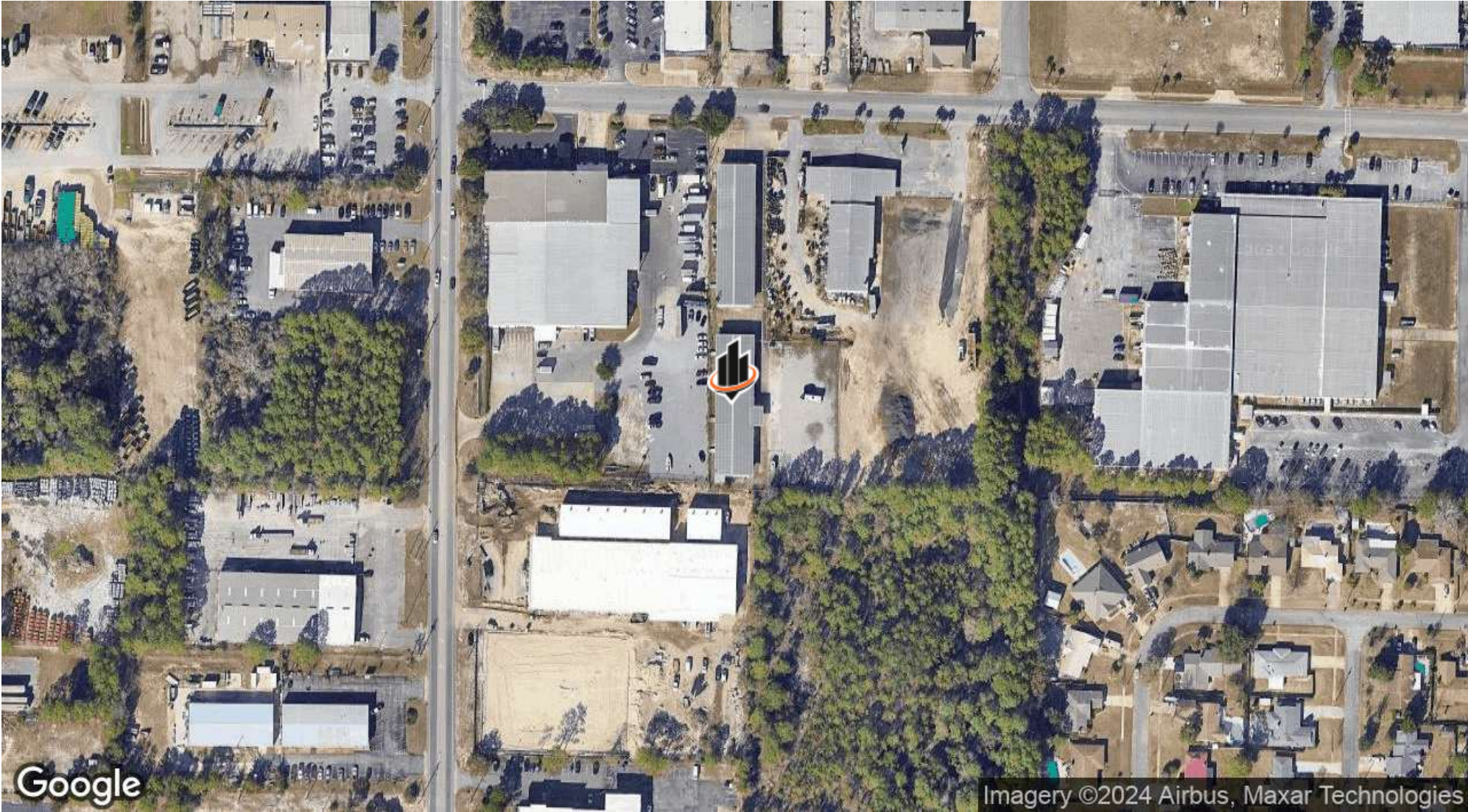
# OUTSIDE WAREHOUSE PHOTOS



**MICHAEL CARRO, CCIM**  
O: 850.434.7500  
mcarro@svn.com  
FL #BK3179263



**LOCATION MAP**



**MICHAEL CARRO, CCIM**  
O: 850.434.7500  
mcarro@svn.com  
FL #BK3179263

## MICHAEL CARRO, CCIM



### MICHAEL CARRO, CCIM

Senior Advisor, Principal

mcarro@svn.com

Direct: **850.434.7500** | Cell: **850.380.3344**

FL #BK3179263 // AL #000093777

### PROFESSIONAL BACKGROUND

Michael Carro is a CCIM and Commercial Broker Licensed in Florida and Alabama. He is a Principal at SVN | SouthLand Commercial Real Estate with offices in Pensacola, Panama City and Tallahassee. Before starting SVN | SouthLand Commercial, he was the 2009, 2010, 2011 & 2012 Top Producer for NAI Halford. He received the NAIOP 2010 “Broker Deal of the Year” Award and the NAIOP “New Development of the Year” in 2014. He has been Top Producer for SVN | SouthLand Commercial in 2014-2020. In 2016, he was the #1 Top Producer in the State of Florida, and the #3 Top Producer in the USA for SVN. He was also the recipient of the NAIOP Broker Deal of the Year Award in 2016.

2016 #1 Top Producer in the State of Florida for SVN

2016 #3 Top Producer in the USA for SVN

2016 NAIOP Broker Deal of the Year Award Winner

#### Restaurant Background

- Founded The Restaurant Realty Network and TheRestaurantRealty.com
- Hosts “The Restaurant Realtv Show” weekly on News Radio 1620.

#### SVN | SouthLand Commercial

186 N. Palafox St.  
Pensacola, FL 32502  
850.434.7500

### MICHAEL CARRO, CCIM

O: 850.434.7500

mcarro@svn.com

FL #BK3179263