

3890 PASCO ST.
PENSACOLA, FL 32505

NAIPensacola

Last Available $\pm 23,800$ SF in a high-profile $\pm 78,000$ SF industrial complex

Pasco Industrial Complex is positioned on 6.6 acres with immediate adjacency to Interstate 10 ($\pm 72,451$ CPD), delivering seamless east-west connectivity across the Gulf Coast and beyond.

From warehouse to anywhere - seamlessly.



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FOR LEASE – ±23,800 SF INDUSTRIAL COMPLEX

3890 Pasco Street | Pensacola, FL 32505

For Lease

\$25,882.50 PER MONTH ALL IN

Leasing Summary

- Lease Rate: \$10.50 PSF + NNN \$2.55 PSF | Term: 5 Years
- ±78,031 SF Industrial Complex on ±6.67 AC | Zoned M-2

Key Features

- ±18' eave / ± 20' peak for efficient warehousing and storage
- ±300 SF climate-controlled office within the warehouse
- (1) dock high dock, (2) van high, (1) drive-in
- Adjacent to I-10 (±72,451 CPD) seamless east-west Gulf Coast connectivity
- Large surface storage/parking area + substantial laydown/g yard
- Minutes to I-110 quick access to Downtown Pensacola + primary commercial corridors
- Direct access to Class I + regional rail lines
- Clear warehouse utility: fully insulated + ventilation fans
- Non-climate-controlled warehouse (ideal for many industrial users)
- Recorded easement to Palafox Street for direct access
- No fire suppression | No plumbing/restroom in building (users should verify requirements)

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Building 3 LARGE WESTERN BUILDING

±23,800 SF

Built for functional warehouse operations, the space features multiple grade-level roll-up doors for efficient circulation: one dock high and two van high on the western wall facing the Palafox access, plus an additional 8'×8' grade-level roll-up facing the Pasco parking lot that supports drive-thru capability. The warehouse is fully insulated with ventilation fans, offers a ±18' eave height (±20' peak), and includes a small climate-controlled office (approximately 300 SF) within the warehouse. The unit is not climate-controlled overall and has no fire suppression or plumbing/restroom in the building. Outside, users will appreciate the large surface storage/parking area and substantial laydown area, ideal for equipment storage, staging, and operational flexibility.



Building 4 SMALL WESTERN CONCRETE BUILDING

- Building is open concept used solely for storage
- Solid concrete construction with concrete roof
- No doors on the building, currently
- No climate control
- No Fire suppression
- 7.5' Ceilings





Modality and Location Highlights

Positioned within a well-established industrial hub, 3890 Pasco Street is surrounded by a mix of national brands and long-standing local suppliers that provide a solid support network for logistics, manufacturing, and service-based industries.

3890 Pasco is strategically located less than one mile from the I-10 onramp (72,500 CPD), offering seamless east-west connectivity across the Gulf Coast and beyond. It is also just minutes from I-110, ensuring quick access to Downtown Pensacola and the region's commercial corridors.

Port Access

The property is conveniently located near the Port of Pensacola, a deep-water facility on Pensacola Bay offering full-service stevedore and marine terminal operations, including on-dock rail service via CSX Class 1 Railroad. This proximity allows for efficient import/export handling of goods and raw materials

Rail Connectivity

- CSX Transportation – Goulding Railyard: Located nearby at 4700 Sycamore Drive, Pensacola, FL, CSX specializes in moving goods and materials efficiently across the region.
- Florida Gulf & Atlantic Railroad (FGA): Operating 430 miles of track through the Florida Panhandle and southern Georgia, FGA's east-west line parallels the I-10 corridor. It interchanges daily with CSX in both Baldwin and Pensacola, as well as with AN Railway in Chattahoochee, FL.