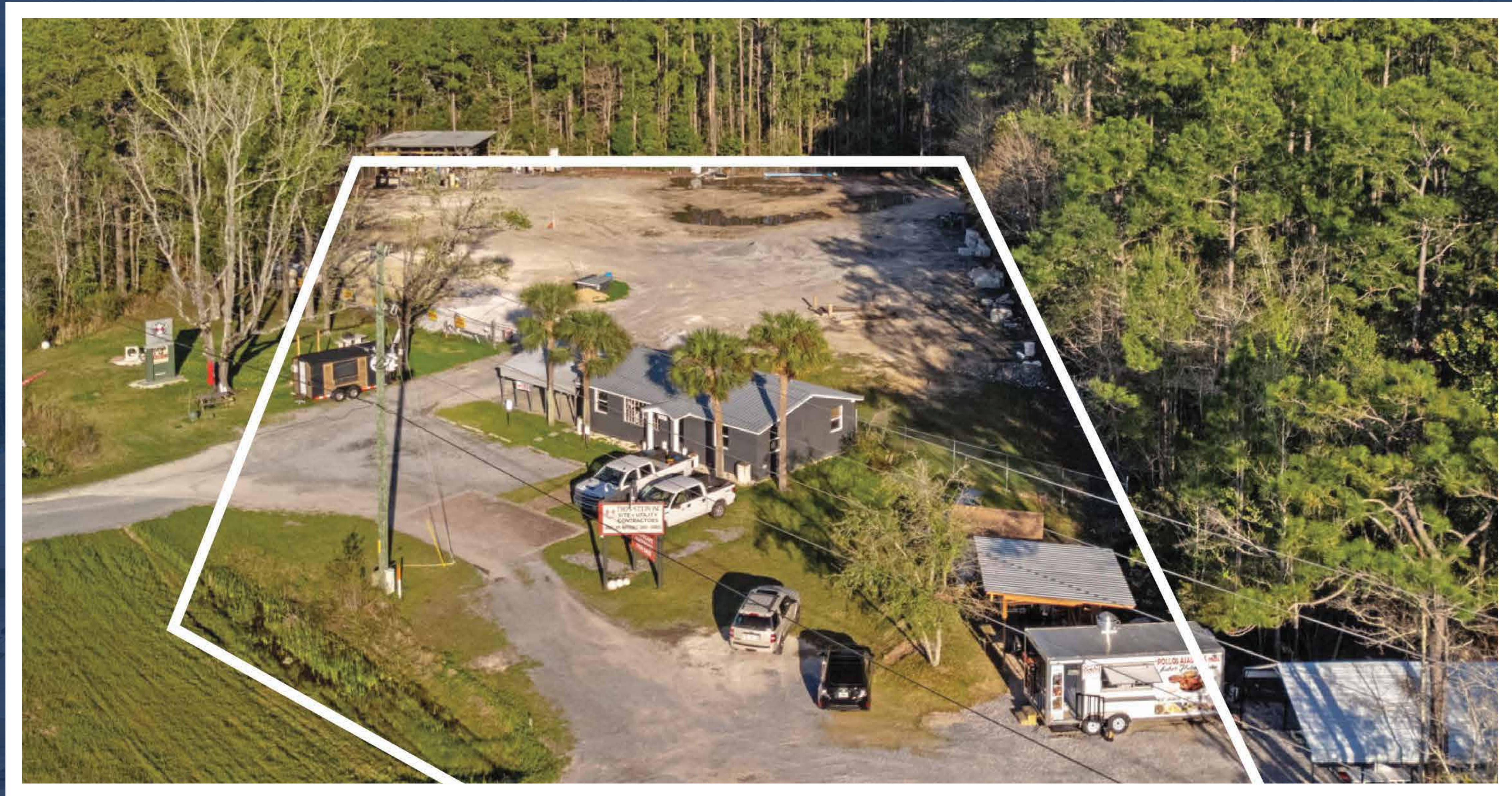


FOR LEASE

Parkman & Associates

NBI PROPERTIES INC
Commercial & Investment Real Estate



19323 US-331 | FREEPORT

PRIME INDUSTRIAL SITE | 1.75 AC | \$8,500/MO

2.02 ACRES





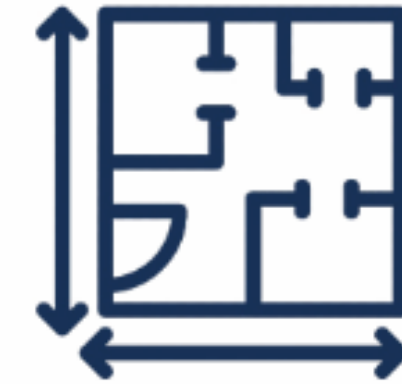
**1.75
ACRES**



**POPULATION
9,880
<5 MILE**



**AVERAGE INCOME
\$92,618**



**MEDIAN
PRICE RANGE
\$436,500**



**AADT
34,000**

Positioned just north of Santa Rosa Beach in the rapidly growing Freeport market, this 1.75-acre industrial property offers exceptional access, visibility, and functionality in one of the few heavy industrial zones in the area. The site features a fully furnished office and a mechanical lift, creating a turnkey environment for contractors, service operations, logistics users, or any business needing true industrial capability.

Located directly on US Hwy 331, the property provides seamless connectivity across Walton County and beyond. Daily operations benefit from an easy regional commute—just 5 minutes to Hwy 20, 10 minutes to Hwy 98, and 30 minutes to Interstate 10. This strategic positioning supports efficient transportation, workforce access, and reliable movement of materials and equipment.

With its rare zoning, strong highway exposure, and functional improvements, this Freeport industrial site stands out as a versatile opportunity for businesses seeking space that can support heavy-duty operations while remaining close to the South Walton and Emerald Coast corridors.

Parkman & Associates

NBI PROPERTIES INC
Commercial & Investment Real Estate

REACH OUT FOR MORE INFO:

VICE PRESIDENT

DUSTIN PARKMAN

850.218.8408 | Dustin@NBIProperties.com

OPERATIONS COORDINATOR

RIKKI ALDERTON

850.691.6761 | Rikki@NBIProperties.com

THIS DOCUMENT HAS BEEN PREPARED BY NBI PROPERTIES, INC. & HILLSTONE ADVANTAGE PARTNERS, LLC (WHICH HOLDS EQUITABLE TITLE TO THE SUBJECT PROPERTY) BASED ON PUBLIC INFORMATION, INFORMATION PROVIDED BY THE OWNER OF 702 ANCHORS ST, FORT WALTON BEACH, FL 32548, AND INFORMATION PROVIDED BY THIRD PARTIES. NEITHER HILLSTONE ADVANTAGE PARTNERS, LLC, THE PROPERTY OWNER OR ANY OF THEIR AFFILIATES MAKES ANY GUARANTEE, REPRESENTATION OR WARRANTY OF ANY KIND, EXPRESSED OR IMPLIED, REGARDING THE INFORMATION CONTAINED HEREIN OR SUPPLIED IN RESPONSE TO AN INQUIRY REGARDING THE PROPERTY INCLUDING, BUT NOT LIMITED TO, WARRANTIES OF CONTENT, ACCURACY, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, HABITABILITY, SURFACE OR SUBSURFACE CONDITIONS, RELIABILITY, OR OTHERWISE. THERE IS NO GUARANTEE WHATSOEVER THAT ANY FEATURES, AMENITIES, FACILITIES, IMPROVEMENTS, OR OTHER REPRESENTATION DEPICTED OR DESCRIBED IN THESE MATERIALS WILL BE BUILT OR PERFORMED AT ALL OR AS DEPICTED OR DESCRIBED, IT BEING UNDERSTOOD THAT THESE MATERIALS ARE CONCEPTUAL IN NATURE AND MAY CHANGE WITHOUT NOTICE, IN THE DEVELOPER'S SOLE AND ABSOLUTE DISCRETION. ANY INTERESTED PARTY SHOULD PERFORM THEIR OWN THOROUGH DILIGENCE AS TO THE ACCURACY OF THE INFORMATION AND SUITABILITY OF THE PROPERTY. THIS IS NOT AN OFFERING FOR THE PURCHASE OR LEASE OF REAL PROPERTY. AN OFFERING IS MADE ONLY BY A FORMAL WRITTEN AGREEMENT, AND NO EXTRANEOUS STATEMENTS OR AFFIRMATIONS OF FACT, ORAL OR OTHERWISE, CAN BE REASONABLY RELIED UPON, NOR SHOULD THEY BE, AS CORRECTLY THE STATING A GUARANTEE, WARRANTY, REPRESENTATION, OR OTHER AFFIRMATION OF FACT OR PROMISE OF THE DEVELOPER, THE OWNER, OR THEIR AFFILIATES, OR ANY OF THEIR AGENTS, EMPLOYEES, MEMBERS, MANAGERS, OFFICERS, DIRECTORS, OR ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM. RECIPIENTS OF THESE MATERIALS ARE TO USE SUCH AT THEIR SOLE RISK AND EXPENSE AND RECIPIENTS OF THIS INFORMATION AGREE TO UNCONDITIONALLY WAIVE, RELEASE, AND DISCLAIM ANY RIGHTS OR REMEDIES IT MAY OTHERWISE HAVE AGAINST THE PREPARERS OF THESE MATERIALS. THESE MATERIALS ARE VOID WHERE PROHIBITED BY LAW. THIS PUBLICATION IS THE COPYRIGHTED PROPERTY OF HILLSTONE ADVANTAGE PARTNERS, LLC. AND/OR ITS LICENSOR(S). © 2025. ALL RIGHTS RESERVED.