

±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, State Road 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

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

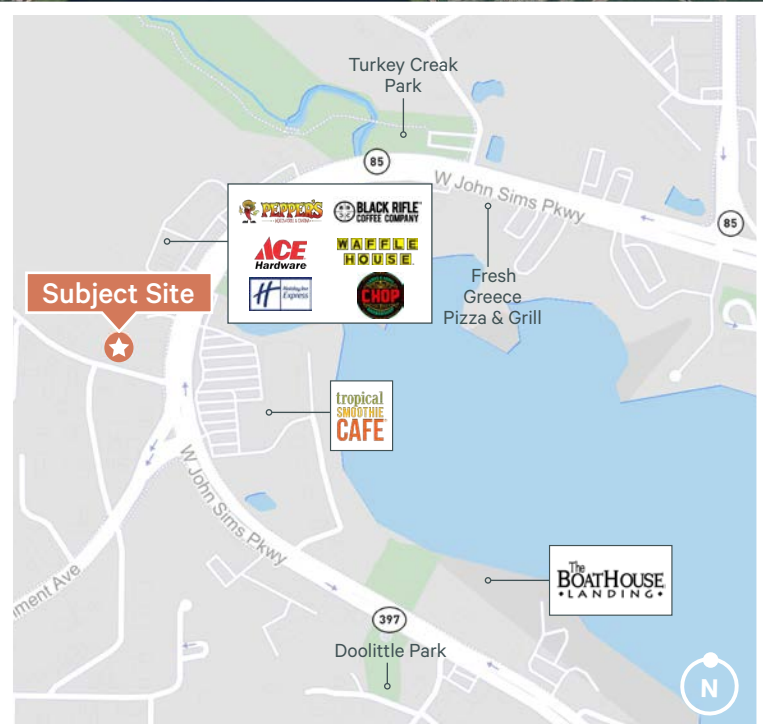
108 & 109 Kelly Road | Niceville, FL 32578

Location

Positioned immediately off the primary commercial corridor through Niceville, FL, State Road 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

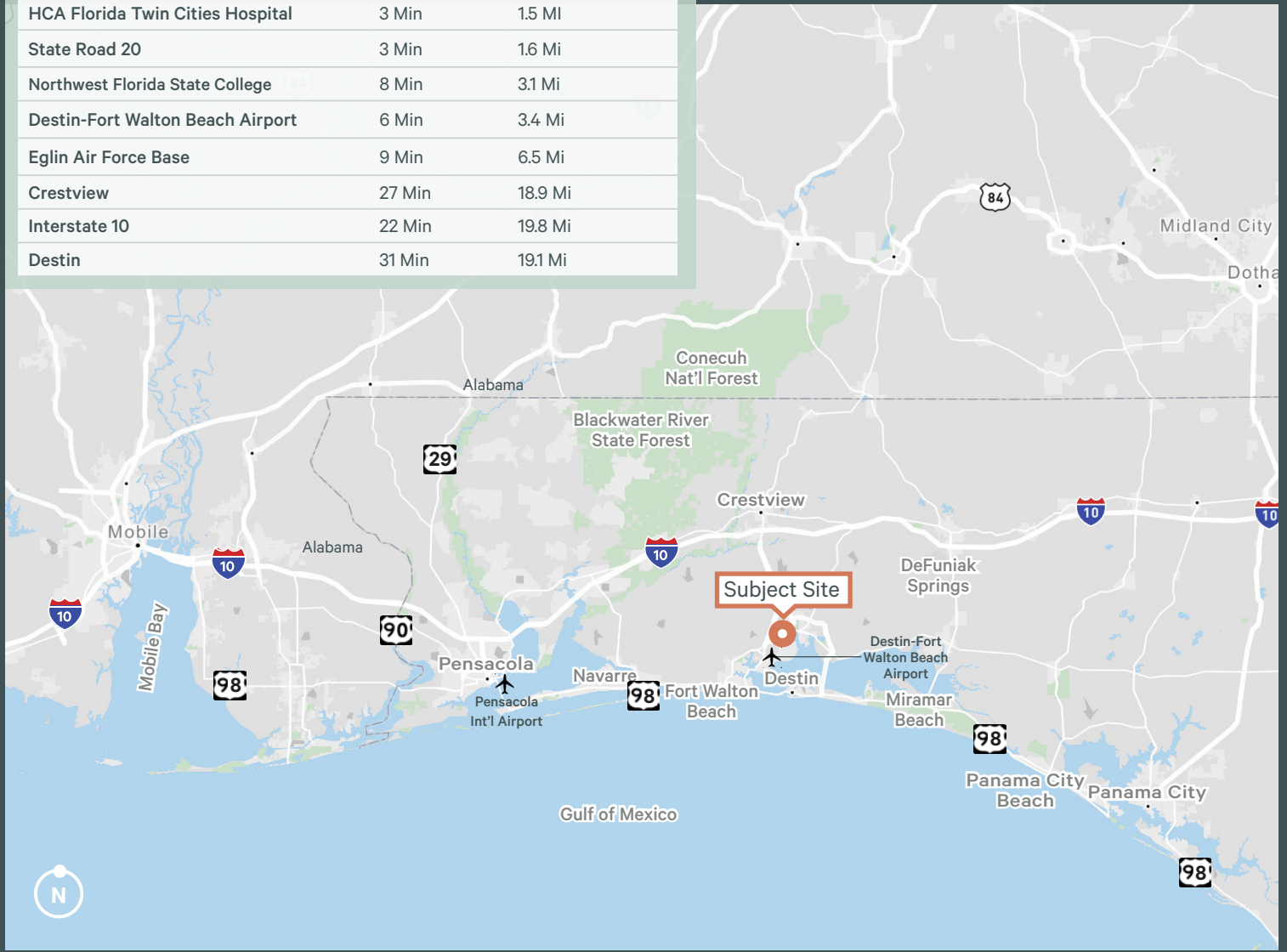


±12,000 SF Flex/Warehouse plus 2,000 SF Office Available

For Lease

108 & 109 Kelly Road | Niceville, FL 32578

Distance to	Distance (Min)	Distance (Mile)
HCA Florida Twin Cities Hospital	3 Min	1.5 Mi
State Road 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



Contact Us

Tom Watson
 Senior Vice President
 +1 850 527 3254
 thomas.watson@cbre.com

Elizabeth Forsythe
 Senior Associate
 +1 850 585 5290
 elizabeth.forsythe@cbre.com

Sam Herrera
 Associate
 +1 714 227 3829
 sam.herrera@cbre.com

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

