

FOR SALE OR LEASE SMALL-BOX STAND-ALONE

1717 N. Pace Blvd.  
Pensacola, FL 32505

**NAIPensacola**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

PRICE DROP



9,100 SF CONDITIONED SMALL BOX COMMERCIAL

# Huge Price Reduction on Fully Conditioned Small Box.

## Your Opportunity Just Doubled

FOR SALE  
~~\$1,456,000~~  
\$1,000,000

Deep Discount Reflects As-Is Sale

For more information,  
please contact:

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- 9,100 SF Heated and Cooled
- .9832 AC +/-
- ZONED HC/LI

PACE BLVD.  
19,800 CPD 2023

150 FT

285 FT

150 FT

Avery St

P Street

## 9,100 SF FULLY CONDITIONED SMALL BOX COMMERCIAL

### Building Features:

- Now Available for Lease or Purchase – Ideal for growing businesses or investors
- Slab-on-Grade, Fully Conditioned Rigid Frame Modular Construction – Strong, adaptable structure
- Clear Span Layout – Interior ceiling height of 15 feet allows for optimal use of space
- Excellent Loading/Access – Three-street frontage with rear personnel entry
- Ample Onsite Parking – Convenient for both staff and customers
- Zoning: C-3 – Allows for a broad range of commercial uses
- Interior ceiling height: 15 feet, providing ample vertical space for various business operation
- Glass storefront facade with double doors and large windows, offering abundant natural light and a professional appearance
- Additional personnel entry on the rear northwest side of the building

**LEASE OPTION**  
\$9,858.33 per month

- **NNN Lease**
- 3 - 5 Year Term

## Location Advantages:

Centrally located just minutes from the downtown Pensacola business core and I-110, offering convenient connectivity for operations and logistics

- Perfectly positioned as a centralized hub for dispatching technicians or service personnel

## Site Features:

- Excess land suitable for fleet storage or additional operational needs
- 25 parking spaces available for employees and clients, ensuring convenience and accessibility

This property is ideal for distribution, service businesses, or light industrial users seeking a functional, highly accessible facility in a strategic location.



Strategically positioned on a high-visibility corner with frontage on three streets, 1717 N. Pace Blvd. presents a rare opportunity for owner-occupants, investors, or businesses seeking a well-connected hub with outstanding distribution and operational access. Built in 2010, this 9,100 SF property features a fully conditioned, clear-span interior and flexible layout ideal for retail, showroom, warehouse, or service-based businesses. Located within Pensacola's central commercial corridor, just minutes from Downtown, Port of Pensacola, and major industrial hubs.

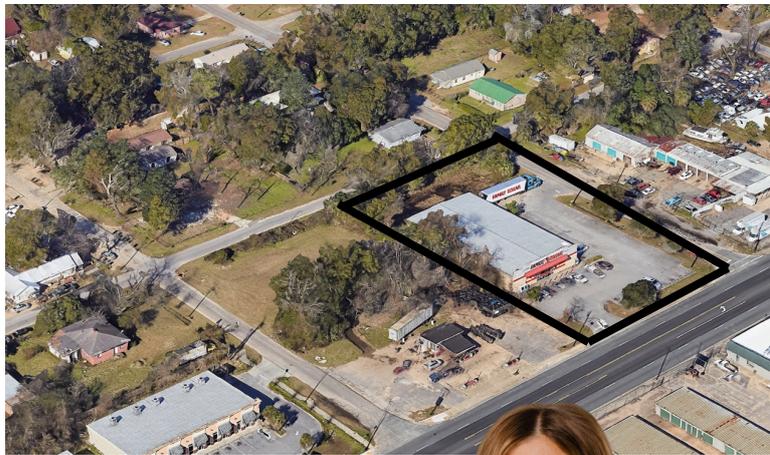
Exceptional logistics efficiencies with direct access to I-10, enabling streamlined distribution to nearby cities such as Mobile, AL (1 hr), Fort Walton Beach, Navarre, FL (1 hr), and New Orleans, LA (3 hrs).

Proximity to major regional businesses, suppliers, and commercial services strengthens operational support for trade, warehouse, and service-related users.



FORMER FAMILY DOLLR BUILDING  
9,100 SF CONDITIONED SMALL BOX COMMERCIAL

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