

**LEASE**

# Flexible Industrial Warehouse for Lease in Growing area North of Pensacola

**410 WASHINGTON ST.**

Cantonment, FL 32533

**PRESENTED BY:**

**MICHAEL CARRO, CCIM**

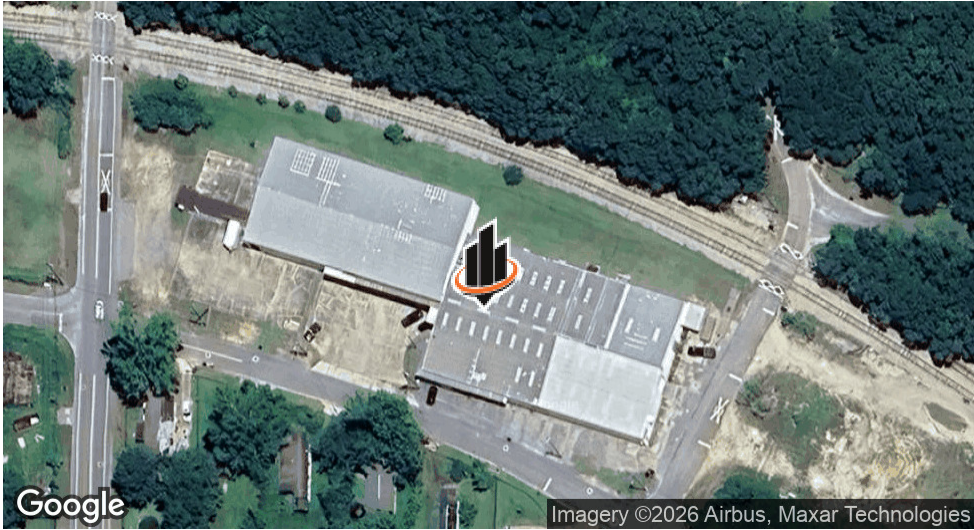
O: 850.434.7500

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FL #BK3179263



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$6.75 SF/yr (NNN)
LEASE RATE:	\$9235/mo + NNN
AVAILABLE SF:	16,418 SF
LOT SIZE:	1.79 Acres
AVAILABLE:	March 1, 2026
PARKING:	Ample
LAYDOWN AREA:	1 acre

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PROPERTY DESCRIPTION

Flexible 16,418 SF Warehouse for Lease and includes 750 SF office, 5 Dock Doors and 2 On Grade Doors near the International Paper Mill just off US-29 in Cantonment. Formerly a manufacturing facility for consumer products and is adjacent to a rail spur. The property provides a practical layout well-suited for storage, light manufacturing, contractor use, or distribution, with convenient access to key roadways serving Pensacola and surrounding markets. Currently Occupied Available March 1, 2026. Expected Monthly expenses include Prop Tax: \$403, Prop Ins \$1506, Electric \$309 avg, Water \$25 avg, + trash

PROPERTY HIGHLIGHTS

- Eave Height: 14', 2 Grade Level Doors & 5 Dock High Doors
- Office SF: 750
- 2.75 Shared Acres + 1 Acre Laydown Area



## WEST BUILDING 16,418 SF AVAILABLE



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## ADDITIONAL PHOTOS

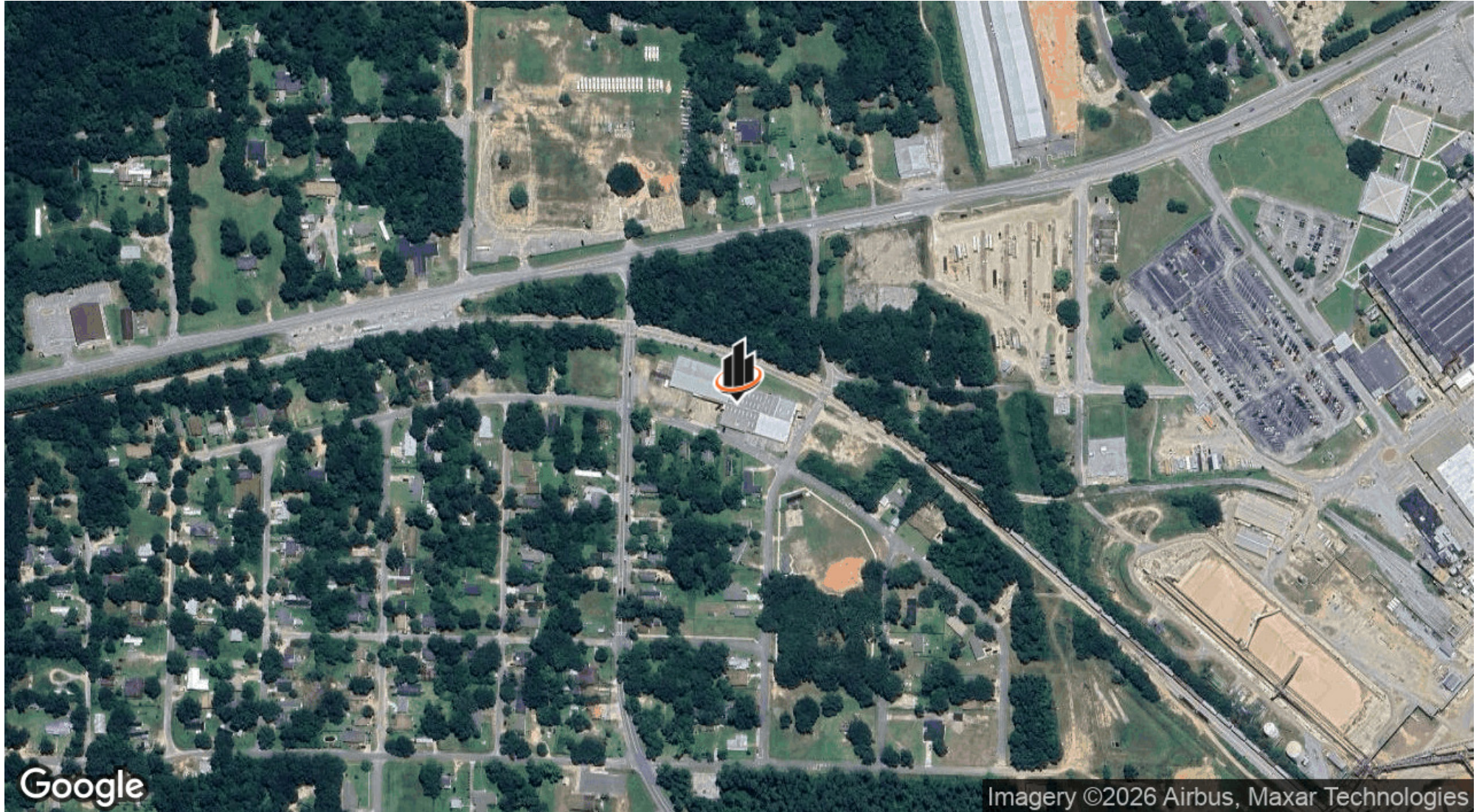


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## LOCATION MAP



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## MICHAEL CARRO, CCIM



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Senior Advisor, Principal

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## PROFESSIONAL BACKGROUND

Michael Carro is a CCIM and Commercial Broker Licensed in Florida, Alabama and Mississippi. He is a Principal at SVN | SouthLand Commercial Real Estate with offices in Pensacola, Panama City and Tallahassee. He received the NAIOP 2010 "Broker Deal of the Year" Award, "New Development of the Year" Award in 2014 and Broker Deal of the Year in 2016. In 2016, he was the #1 Top Producer in the State of Florida, and the #3 Top Producer in the USA for SVN out of 3500 Advisors.

2014-2019 Top Producer at SVN Southland Commercial  
2009-2013 Top Producer at NAI Halford (now NAI Pensacola)  
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 Realty Show" weekly on News Radio 1620.
- In 1999 and 2000 oversaw the acquisition of 120 Hardee's Restaurant locations in Springfield, IL; Biloxi, MS; Pensacola, FL; Huntsville, Montgomery and Mobile, AL
- Was a member of the International Hardee's Franchise Association (IHFA) and on the purchasing committee 2002-2006

## EDUCATION

- Graduated from the University of Arizona with a BS in Business Administration
- Member of the Alpha Tau Omega fraternity; Cheerleader for the University of Arizona from 1987 to 1990.

## MEMBERSHIPS

- Former President of Gallery Night Pensacola
- Board Member for the Downtown Improvement Board
- Former President of Pathways For Change. a faith-based sentencing option for non-violent criminal offenders.

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