



Offering Memorandum



6080 SF Warehouse | For Lease

1417 W CERVANTES ST, PENSACOLA, FL 32501

MEET THE TEAM



Michael Carro, CCIM

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FL #BK3179263



PROPERTY SUMMARY

6080 SF WAREHOUSE | FOR LEASE

1417 W CERVANTES ST
PENSACOLA, FL 32501

OFFERING SUMMARY

LEASE RATE: \$9.00 SF/yr (NNN)

LEASE RATE: \$4560 per month + NNN

AVAILABLE SF: 6,080 SF

LOT SIZE: 0.5 Acres



PROPERTY SUMMARY

Conveniently located 1 mile West of Downtown Pensacola, 6080 SF Warehouse with a eave height is 15'3". There are 2 front facing rollup 10'x10' doors. 1 with a ramp and 1 with a dock. The ramp width is 12'6". The dock height is 45 inches. In the rear of the warehouse is a 3rd roll up door leading to the yard. For Lease. Recently renovated in 2021.

PROPERTY HIGHLIGHTS

- AADT of 18,500
- 3 Phase Power
- Easy Access to I-110
- Excellent Visibility



Lay Down Yard



GOOD SIGNAGE



Security System

WAREHOUSE PHOTOS



OFFICE PHOTOS (3 OFFICES)



OFFICE PHOTOS (3 OFFICES)



REGIONAL MAP



MICHAEL CARRO, CCIM



MICHAEL CARRO, CCIM

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.
- Former President of the Northeast Pensacola Sertoma and "Sertoman of the Year" in 2012 and 2013.
- 2008 Received the National "President's Volunteer Service Award"

SVN | SouthLand Commercial

186 N. Palafox St