



FOR LEASE



INDUSTRIAL WAREHOUSE AND OFFICE SPACE ON LISENBY AVENUE

3006 Lisenby Avenue, Panama City, FL 32405

Kevin Wattenbarger, CCIM

Qualifying Broker
850.913.9133
kevin@kwa-cre.com



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[VIDEO](#)
[360° VIRTUAL TOUR](#)

PROPERTY DESCRIPTION

COMING SOON - Five Bridges Real Estate Services Co. is pleased to present 3006 Lisenby Avenue, a 6,820 ± SF metal industrial warehouse located in the heart of Panama City, Florida. The building features approximately 2,000 SF of office space with the balance configured for warehouse use. With 11 roll-up doors at 24" loading height, the property is highly functional for distribution, light manufacturing, or service-oriented operations. 2025 Estimated Operating Expenses \$2.43/SF.

Available for occupancy beginning August 1, 2025.

OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (NN)
Available SF:	6,820 SF
Lot Size:	0.792 Acres
Building Size:	6,820 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,864	16,269	30,412
Total Population	4,831	39,633	75,882
Average HH Income	\$103,152	\$83,688	\$87,237

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Building Name	Industrial Warehouse and Office Space on Lisenby Avenue
Property Type	Industrial
Property Subtype	Warehouse/Distribution
APN	13034-010-000
Building Size	6,820 SF
Lot Size	0.792 Acres
Year Built	1995
Year Last Renovated	2020

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- 6,820 ± SF Total Building Area
- Approx. 2,000 SF Office Space
- 11 Roll-Up Doors at 24" loading height
- Spray Foam Insulated Warehouse Area
- Strategic location near SweetBay and Hwy 390
- Coming Soon - Available August 1st, 2025 /2025 OpEx \$2.36/SF

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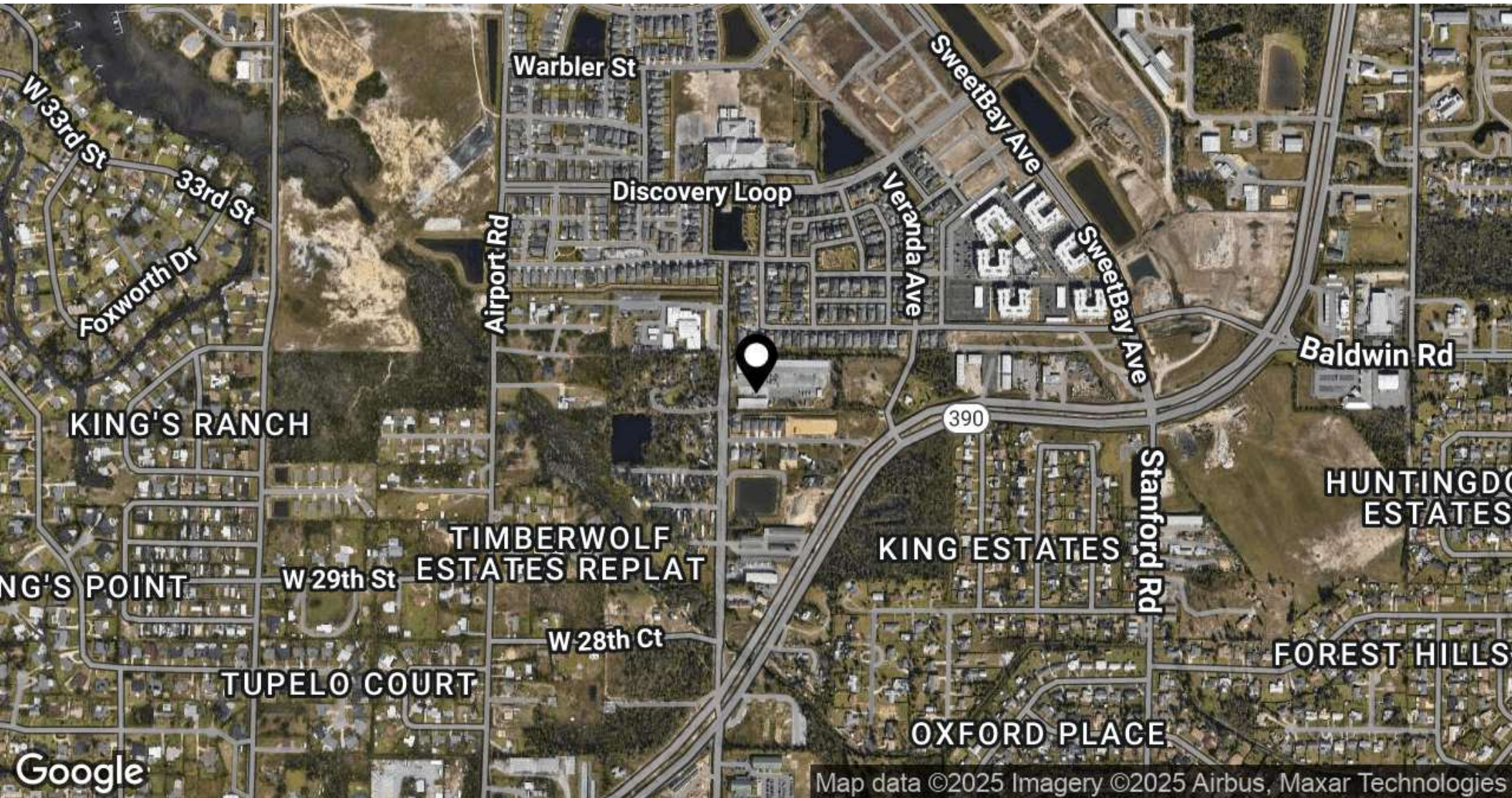


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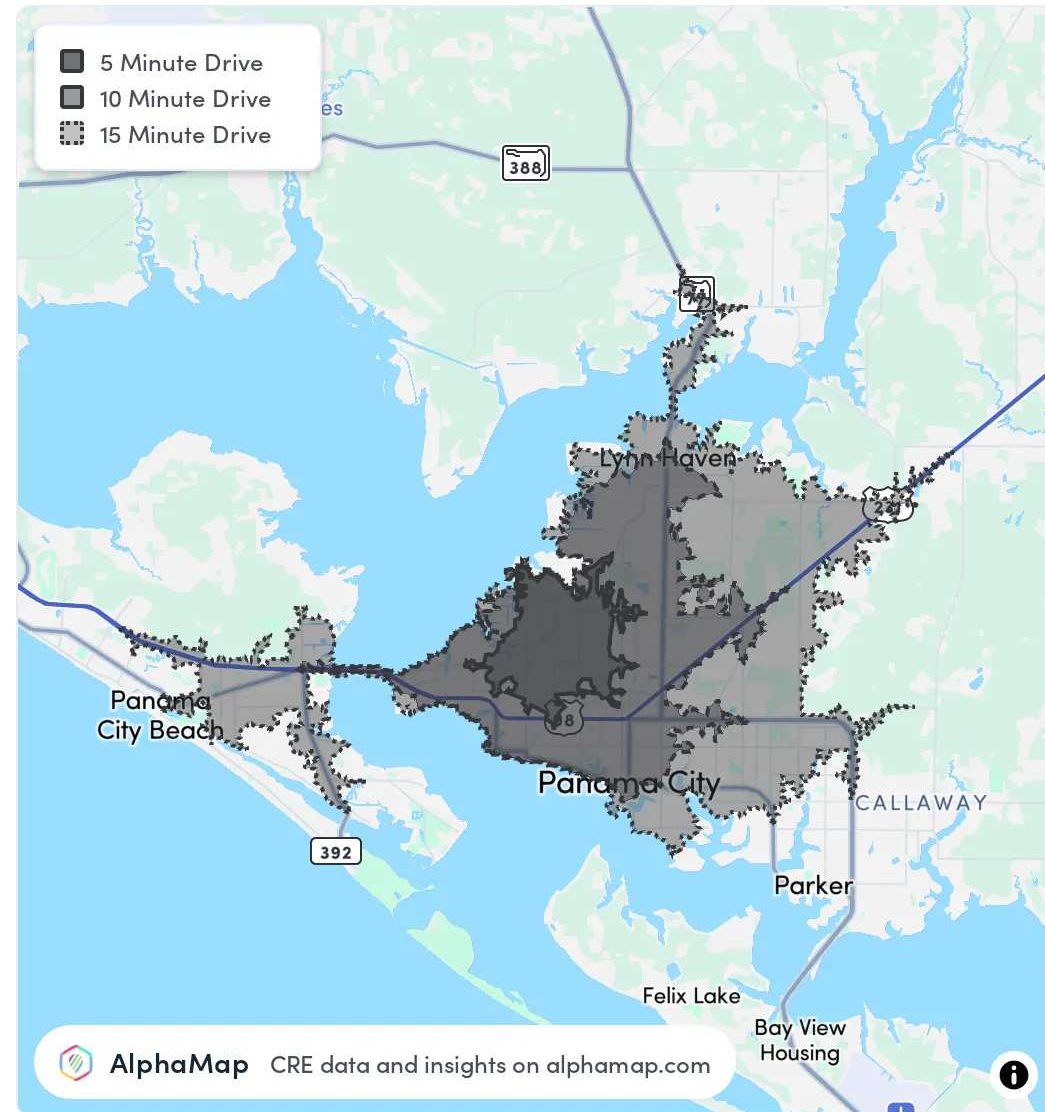
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POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	5,661	32,723	58,424
Average Age	43	42	41
Average Age (Male)	42	41	40
Average Age (Female)	44	43	42

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	2,193	13,409	23,333
Persons per HH	2.6	2.4	2.5
Average HH Income	\$99,975	\$86,431	\$82,993
Average House Value	\$365,536	\$306,867	\$296,436
Per Capita Income	\$38,451	\$36,012	\$33,197

Map and demographics data derived from AlphaMap



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PROFESSIONAL BACKGROUND

Meet Kevin Wattenbarger, CCIM: Your Bay County Commercial Real Estate Expert at Five Bridges Real Estate

Kevin Wattenbarger, CCIM, leads Five Bridges Real Estate as the Managing Director and Qualifying Broker. With over two decades of experience in commercial real estate, Kevin specializes in retail, office, industrial, investment properties, and commercial land in Bay County, Florida.

His extensive background includes brokerage, development, construction management, asset management, and real estate investment partnership structures. Kevin's reputation as a trusted professional in northwest Florida is built on delivering insightful market intelligence and impeccable execution to achieve client objectives.

Before his career in commercial real estate, Kevin served as an infantryman in the United States Army, earning honors such as the Combat Infantryman's Badge (CIB), Army Commendation Medal (ARCOM), and recognition for meritorious service during Operation Iraqi Freedom.

With dual Bachelor of Science degrees in Real Estate and Finance from Florida State University (FSU) and the coveted Certified Commercial Investment Member (CCIM #15083) designation, Kevin excels in commercial brokerage, site selection, development, leasing, valuation, and investment analysis.

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