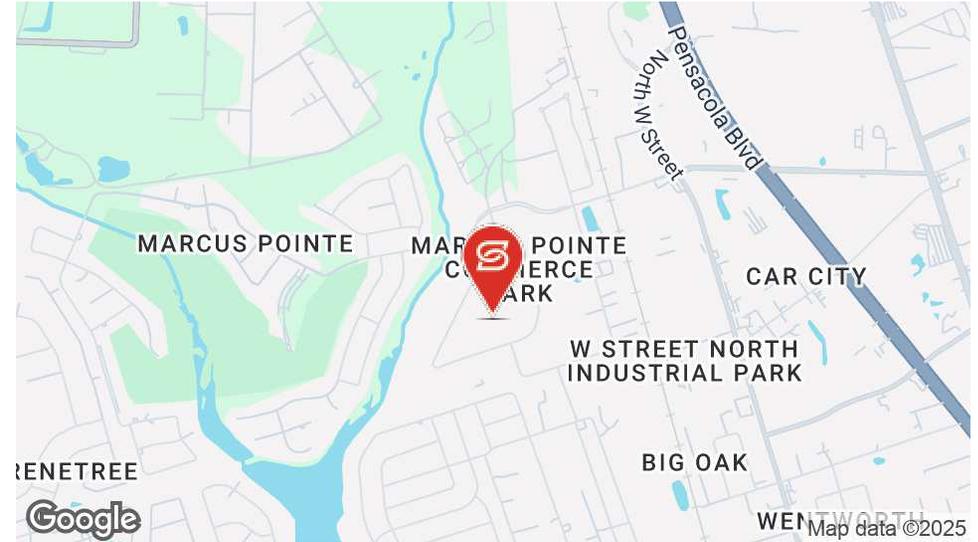


INDUSTRIAL PROPERTY FOR LEASE
OCTOBER 2025

COMMERCE PARK INDUSTRIAL HUB

5031 COMMERCE PARK CIRCLE I
FOR LEASE
PENSACOLA, FL

stirling



OFFERING SUMMARY

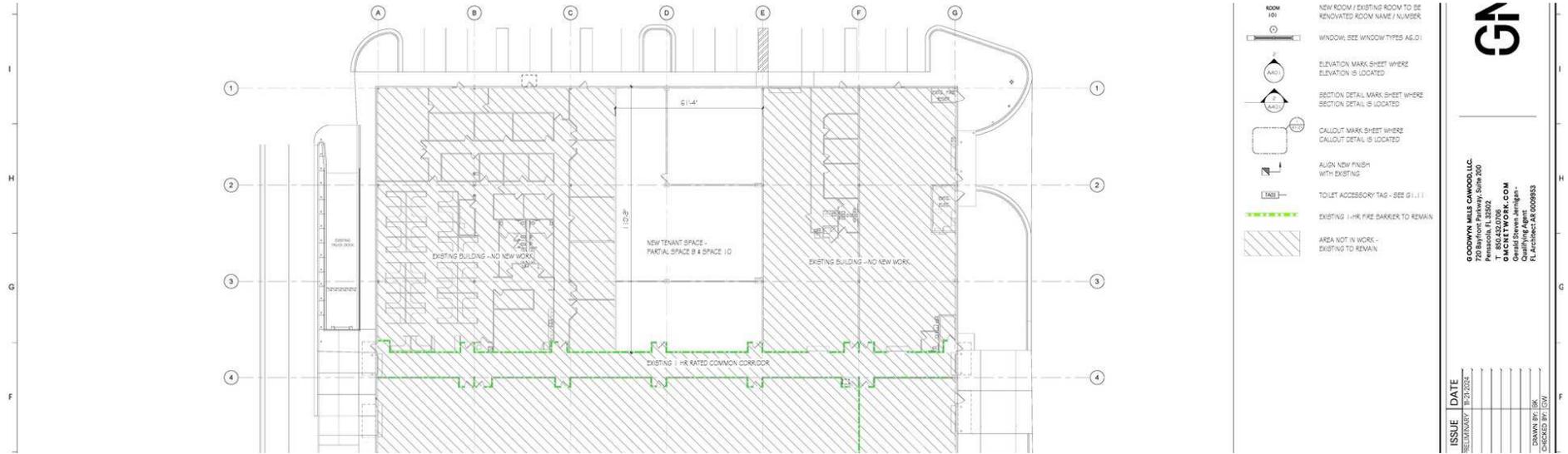
Lease Rate:	\$12.50 SF/yr (NNN)
Building Size:	57,360 SF
Available SF:	4,000 - 7,031 SF
Lot Size:	7 Acres
Year Built:	1994
Renovated:	2023
Zoning:	HC/LI

PROPERTY OVERVIEW

Industrial/Flex space available in Marcus Pointe Commerce Park. This 58,564 SF building offers convenient access to Highway 29, Interstate-10, and numerous other industrial/flex users. Boasting an eave height of 17'4", 2 shared dock high doors reaching 14' high, ample parking, and 3 phase power, this property is designed for seamless operations. With 7,031 SF remaining, 40' column spacing, this space offers flexibility and adaptability. Enjoy great ingress and egress, abundant parking, and the opportunity to expand parking to the North of the building as needed.

PROPERTY HIGHLIGHTS

- 3 Phase Power
- 2 Dock Wells (w/pit levelers)
- Heated and Cooled



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,000 - 7,031 SF	Lease Rate:	\$12.50 SF/yr

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Unit 10	4,000 - 7,031 SF	NNN	\$12.50 SF/yr

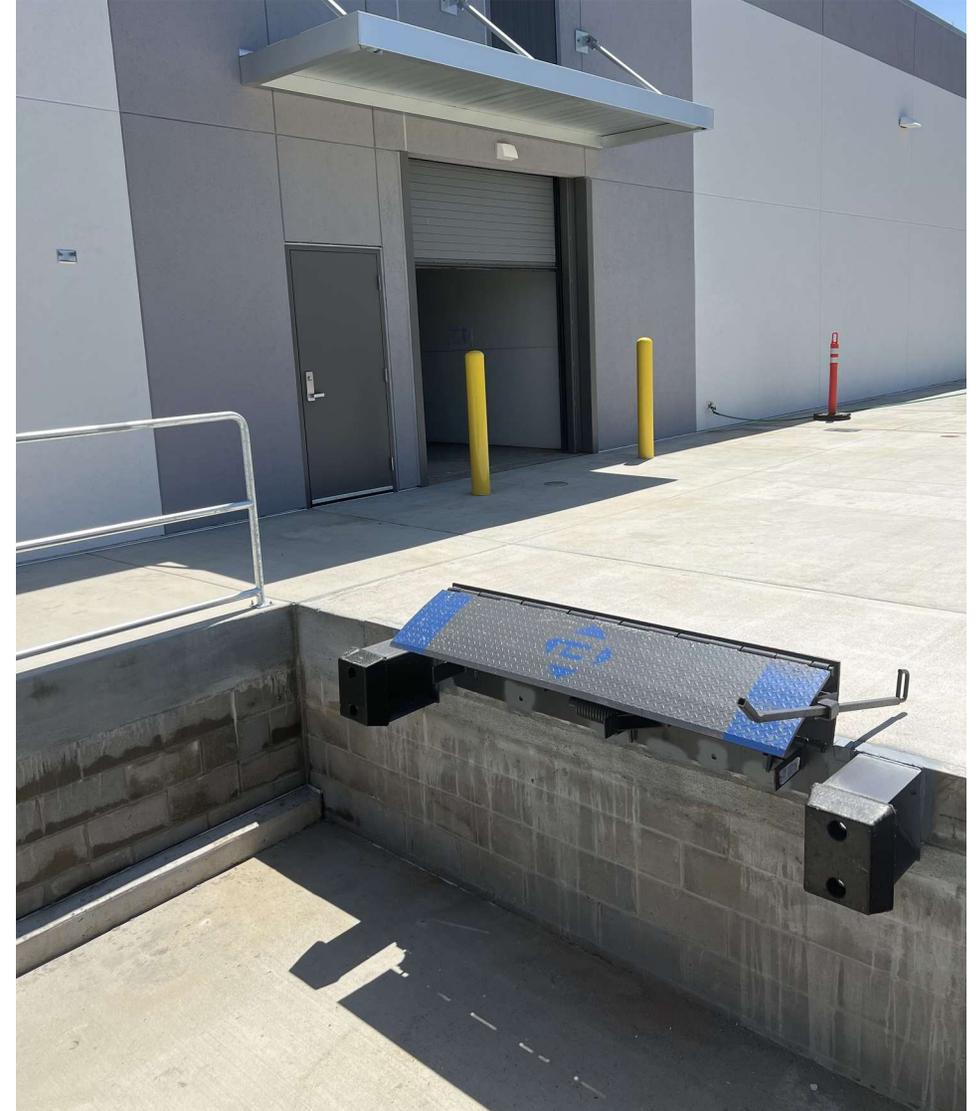


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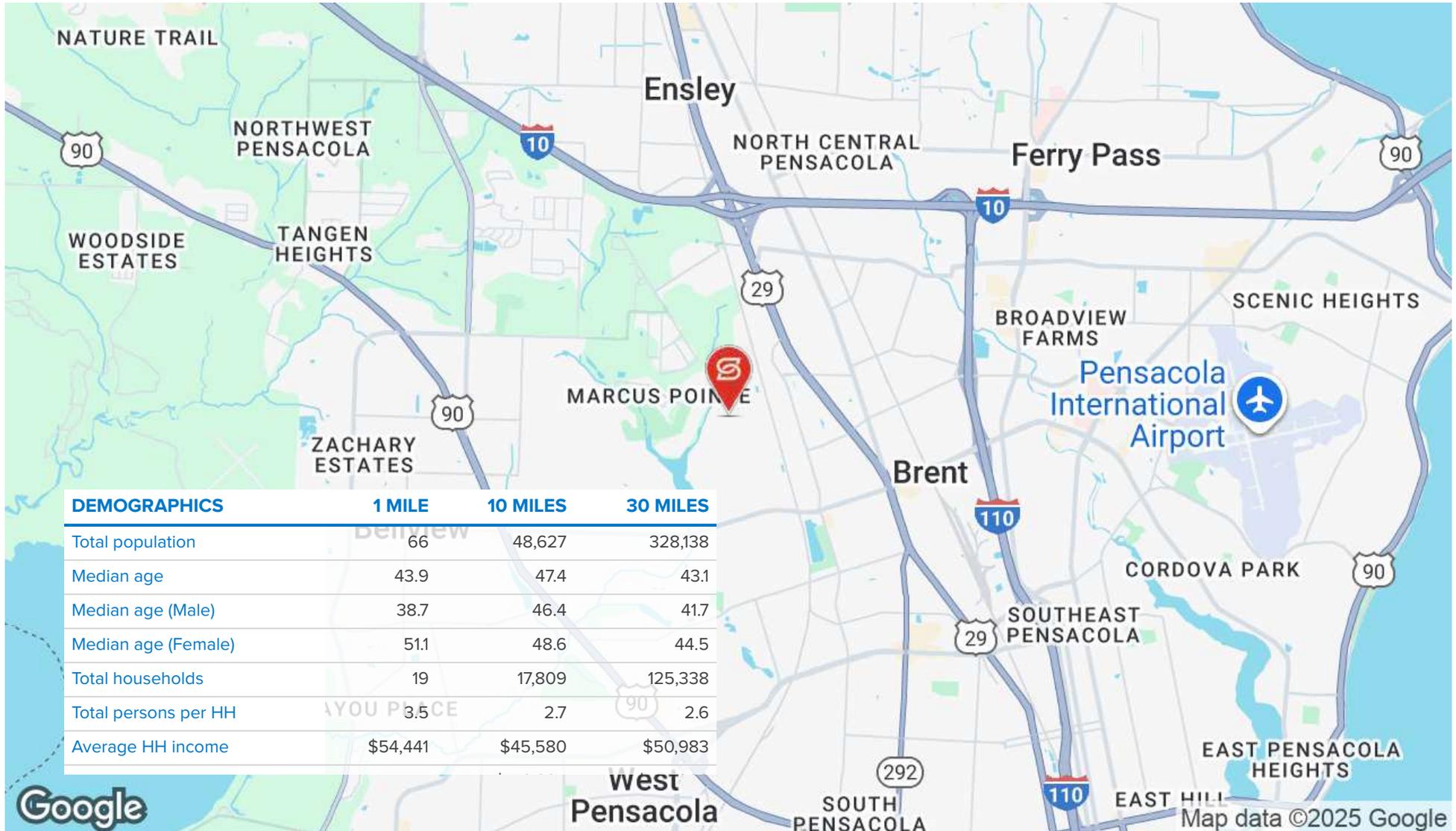


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