



FOR SALE

15,064 +/- SF INDUSTRIAL FACILITY FOR SALE | 900 E BALDWIN ROAD

900 E Baldwin Rd, Panama City, FL 32405

Kevin Wattenbarger, CCIM

Qualifying Broker
850.913.9133
kevin@kwa-cre.com

Anna Branch

Associate
850.913.9133
Anna@FiveBridgesRealEstate.com



15,064 +/- SF INDUSTRIAL FACILITY FOR SALE | 900 E BALDWIN ROAD

900 E Baldwin Rd, Panama City, FL 32405



PROPERTY DESCRIPTION

900 E Baldwin Road presents a rare opportunity to acquire a modern, 15,064 square foot industrial facility on 1.77 +/- acres in Panama City, Florida.

Constructed in 2019, the property offers immediate occupancy and is ideally suited for owner-users seeking control of their real estate, operational efficiency, and long-term cost stability.

The building features a functional layout with 16-18' clear height, fire sprinkler system, grade-level loading, supporting a wide range of industrial and commercial applications.

A key differentiator is the property's C-3 (General Commercial) zoning, which allows for a broader range of uses than traditional industrial assets, including contractor operations, equipment sales and service, distribution, and retail/showroom integration.

The 1.77 +/- acre site provides an optimal land-to-building ratio, offering ample parking,

OFFERING SUMMARY

Sale Price:	\$2,395,000
Lot Size:	1.767 Acres
Building Size:	15,064 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,935	16,366	32,999
Total Population	4,182	40,196	79,563
Average HH Income	\$88,664	\$86,007	\$88,883

Kevin Wattenbarger, CCIM

Qualifying Broker
850.913.9133
kevin@kwa-cre.com

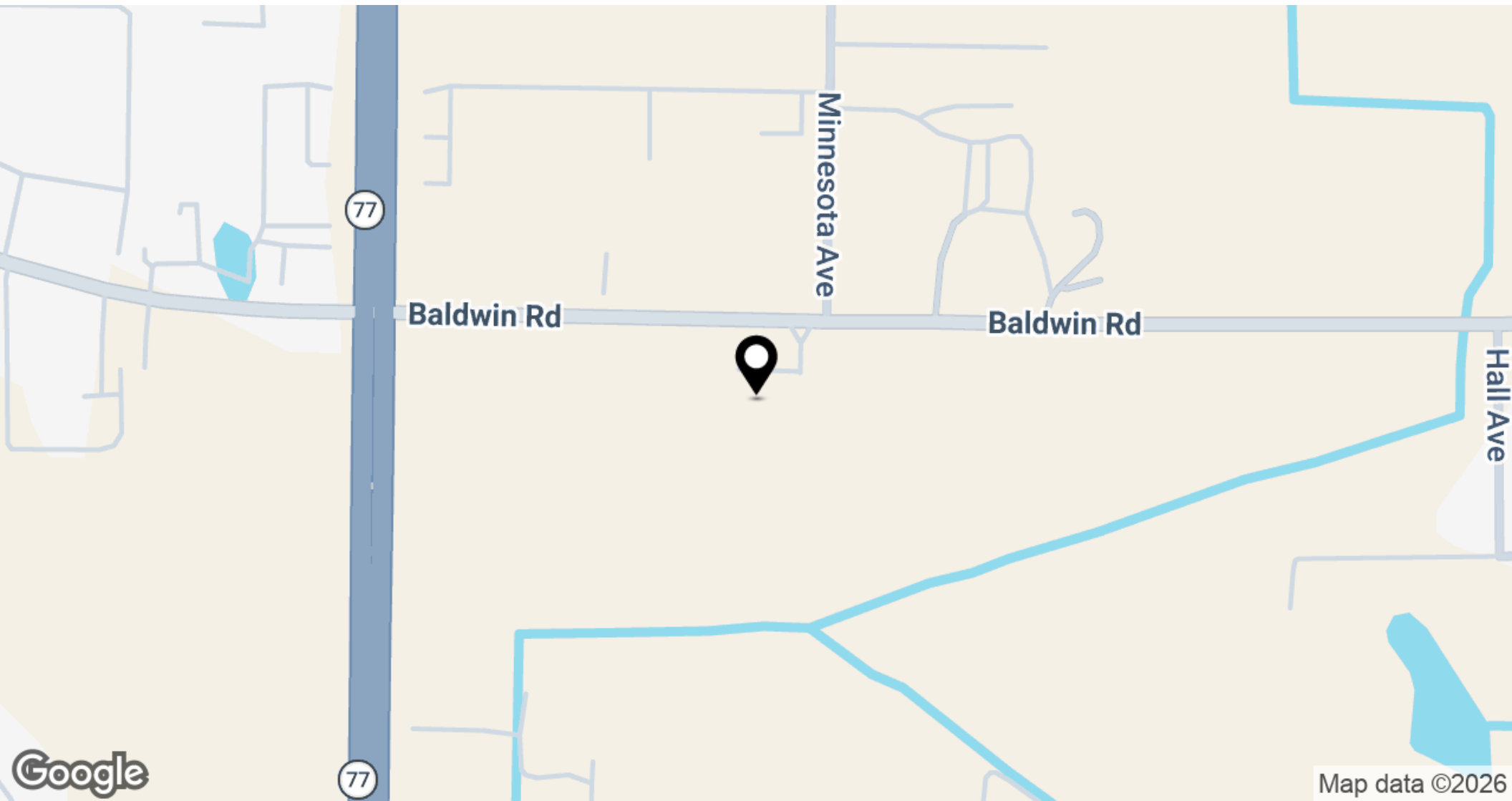
Anna Branch

Associate
850.913.9133
Anna@FiveBridgesRealEstate.com



15,064 +/- SF INDUSTRIAL FACILITY FOR SALE | 900 E BALDWIN ROAD

900 E Baldwin Rd, Panama City, FL 32405



Kevin Wattenbarger, CCIM
Qualifying Broker
850.913.9133
kevin@kwa-cre.com

Anna Branch
Associate
850.913.9133
Anna@FiveBridgesRealEstate.com



FiveBridgesRealEstate.com

15,064 +/- SF INDUSTRIAL FACILITY FOR SALE | 900 E BALDWIN ROAD

900 E Baldwin Rd, Panama City, FL 32405

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,182	40,196	79,563
Average Age	37.7	37.4	39.5
Average Age (Male)	41.0	35.2	37.4
Average Age (Female)	36.5	39.8	41.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,935	16,366	32,999
# of Persons per HH	2.2	2.5	2.4
Average HH Income	\$88,664	\$86,007	\$88,883
Average House Value	\$297,313	\$264,476	\$282,136

2023 American Community Survey (ACS)



Kevin Wattenbarger, CCIM
 Qualifying Broker
 850.913.9133
 kevin@kwa-cre.com

Anna Branch
 Associate
 850.913.9133
 Anna@FiveBridgesRealEstate.com



FiveBridgesRealEstate.com

15,064 +/- SF INDUSTRIAL FACILITY FOR SALE | 900 E BALDWIN ROAD

900 E Baldwin Rd, Panama City, FL 32405



KEVIN WATTENBARGER, CCIM

Qualifying Broker

kevin@kwa-cre.com

Direct: 850.913.9133 | Cell: 850.532.5454

FL #BK3424407

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.

Five Bridges Real Estate Services Co.
3108 West 23rd Street
Panama City, FL 32405
850.913.9133

Kevin Wattenbarger, CCIM

Qualifying Broker
850.913.9133
kevin@kwa-cre.com

Anna Branch

Associate
850.913.9133
Anna@FiveBridgesRealEstate.com



15,064 +/- SF INDUSTRIAL FACILITY FOR SALE | 900 E BALDWIN ROAD

900 E Baldwin Rd, Panama City, FL 32405



ANNA BRANCH

Associate

Anna@FiveBridgesRealEstate.com

Direct: 850.913.9133 | Cell: 850.960.3418

FL #SL3643916

PROFESSIONAL BACKGROUND

Anna Branch is a licensed real estate professional with over ten years of hands-on experience managing and developing her family's residential and commercial properties throughout the Panama City area. Her personal investment work has given her a deep understanding of property ownership, leasing, renovation, and long-term value growth.

Anna's career background spans human resources, oral surgery assisting, and youth leadership, where she developed strong communication and organizational skills that now serve her well in real estate and community engagement.

Deeply involved in local schools and athletics, she has volunteered Bay High School Girls' wrestling coach, Booster Club President, Band Booster Vice President, and a Big Brothers Big Sisters mentor.

Married to her husband Allan Branch for more than 20 years, Anna is a proud mother of two children, Jimmy and Sarah, and continues to bring her dedication, integrity, and passion for helping others into every project she undertakes.

Five Bridges Real Estate Services Co.
3108 West 23rd Street
Panama City, FL 32405
850.913.9133

Kevin Wattenbarger, CCIM

Qualifying Broker
850.913.9133
kevin@kwa-cre.com

Anna Branch

Associate
850.913.9133
Anna@FiveBridgesRealEstate.com



FiveBridgesRealEstate.com