



3500 N PALAFOX ST PENSACOLA, FL 32505

INDUSTRIAL PROPERTY
6 UNITS AND 129 SELF-STORAGE UNITS



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OFFERING MEMORANDUM

EXCLUSIVELY *PRESENTED BY*



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5912 N Burdick St,
East Syracuse, NY 13057



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EXECUTIVE SUMMARY

3500 N Palafox St is a fully leased, 50,305 SF industrial/flex property demised across 8 buildings located in the heart of Pensacola's commercial district. Built in 1994 on 3.03 acres, the property features one drive-in door with a 10-foot clearance, 29 surface parking spaces, and a functional layout ideal for multi-tenant occupancy. With 100% occupancy and stable cash flow, this asset represents a strong investment opportunity in a high-demand industrial submarket.

Building 1 - 3,200 SF

Building 2 - 17,728 SF, has a large showroom, offices, and a large warehouse area in the northern portion of the building.

Building 3 - 7,176 SF

5 Self Storage Buildings - 22,201 SF, 129 self-storage garage spaces.



THE OFFERING

Building SF	50,305 SF
Year Built	1994
Lot Size (Acres)	3.03
Parcel ID	052S301001005001
Zoning Type	HC/LI

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INVESTMENT HIGHLIGHTS



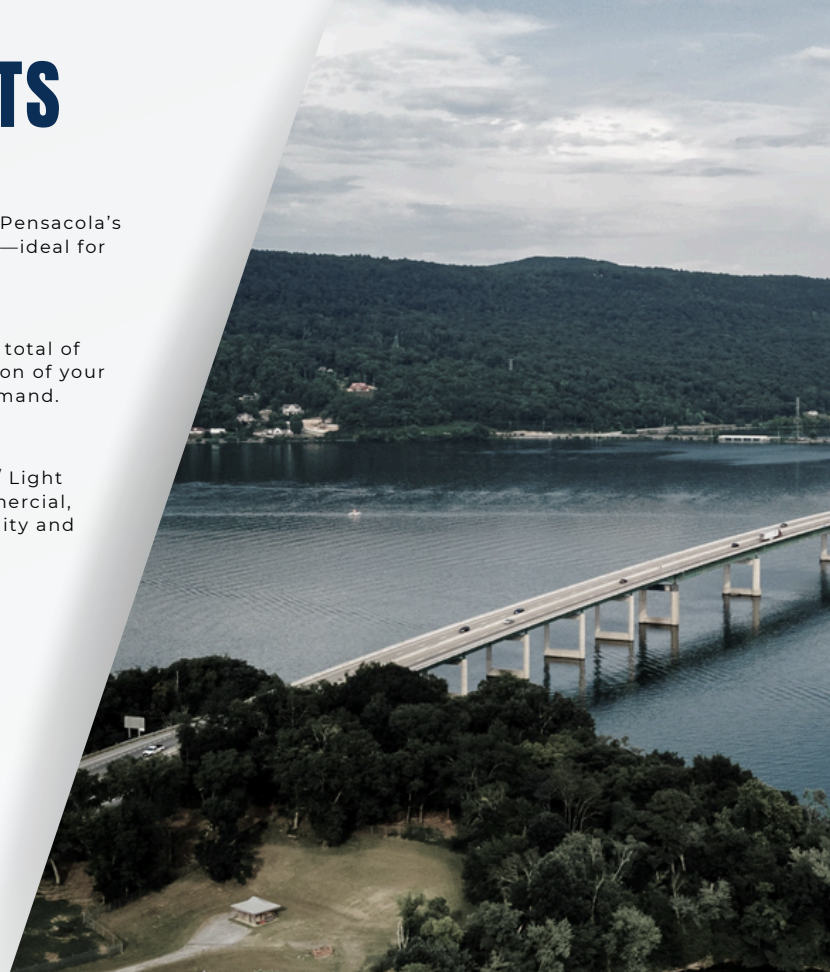
Prime Location & Accessibility: Situated centrally in Pensacola's commercial district with quick access to I-110 and I-10—ideal for logistics and tenant access



Expansive Space: With a spacious 3.03-acre lot and a total of 50,305 SF, there's ample room for growth and expansion of your property portfolio in a city experiencing increased demand.



Zoning Advantage: Zoned HC/LI (Heavy Commercial / Light Industrial), allowing a broad range of industrial, commercial, and service uses—enhancing long-term tenant flexibility and reducing vacancy risk.



SITE PLAN



FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
GROSS REVENUE						
BASE RENTAL REVENUE	\$223,526	\$227,649	\$234,431	\$241,531	\$248,846	\$256,386
TAX & INS; MANGEMENT FEE	\$10,194	\$10,398	\$10,606	\$10,818	\$11,034	\$11,255
EFFECTIVE GROSS REVENUE	\$233,720	\$238,047	\$245,037	\$252,349	\$259,880	\$267,641
OPERATING EXPENSES						
PROPERTY TAX	\$27,684	\$28,238	\$28,803	\$29,379	\$29,966	\$30,566
INSURANCE	\$31,560	\$32,191	\$32,835	\$33,492	\$34,162	\$34,845
TOTAL OPERATING EXPENSES	\$59,244	\$60,429	\$61,638	\$62,871	\$64,128	\$65,411
NET OPERATING INCOME	\$174,476	\$177,618	\$183,399	\$189,478	\$195,752	\$202,230

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RENT ROLL

3500 N PALAFOX ST. RENT ROLL

UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Lease From	Lease To
Space 1	Fox Pest Control	2,790	\$22,788	\$8.17	04/01/2024	04/30/2027
Space 2	AD Trims LLC	744	\$6,190	\$8.32	02/01/2024	01/31/2027
Space 3	Elite-Pro Roofing and Contruccion	1,079	\$8,632	\$8.00	07/01/2024	06/30/2026
Space 4	Vacant	2,563				
Space 5	Jones Carpet Mart Inc.	17,728	\$159,552	\$9.00	06/01/2024	05/31/2029
Space 6	Enfield Enterprises	3,200	\$26,364	\$8.24	06/01/2024	06/30/2027
Space 7	Self Storage	22,201	Varies			
TOTAL		50,305	\$223,523			



TENANT SUMMARY

AD Trims LLC

AD Trims LLC is a small business in Pensacola, FL, that works with plastic letters and vinyl products.

LEASE OVERVIEW

Lease Type	Triple Net
Lease Commencement	02/01/2024
Lease Expiration	01/31/2027
Base Term Remaining	1 Year and 2 months
Rental Increase	4% Annually



Fox Pest Control

Fox Pest Control provides residential and commercial pest control services across the U.S. The company focuses on high-quality service, strong customer relationships, and leadership development. With over 30 locally operated branches, Fox emphasizes integrity, community involvement, and core values. In 2023, it became part of Rollins, Inc., a leading name in the pest control industry.

LEASE OVERVIEW

Lease Type	Triple Net
Lease Commencement	04/01/2024
Lease Expiration	04/30/2027
Base Term Remaining	1 year and 5 months
Rental Increase	3% Annually

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TENANT SUMMARY

Jones Carpet
Mart, Inc.



In 1950, Jones Flooring Center was founded by Robert L. Jones, and ever since they have been specializing in commercial and residential flooring solutions, featuring an extensive product line that has given countless homes, high-rise buildings, small businesses and federal contracts their ground to stand on with the quality and service you come to expect from the leaders in the industry.

LEASE OVERVIEW

Lease Type	Modified Gross
Lease Commencement	06/01/2024
Lease Expiration	05/31/2029
Base Term Remaining	3 years and 6 months
Rental Increase	3% Annually

KJMW Capital
LLC



Elite-Pro Roofing and Construction (KJMW Capital LLC) provides residential and commercial roofing services across Florida, including roof repairs, replacements, and retrofits. The company uses high-quality materials and focuses on delivering durable, reliable, and professional roofing solutions.

LEASE OVERVIEW

Lease Type	Triple Net
Lease Commencement	07/01/2024
Lease Expiration	06/30/2026
Base Term Remaining	7 Months
Rental Increase	3% Annually

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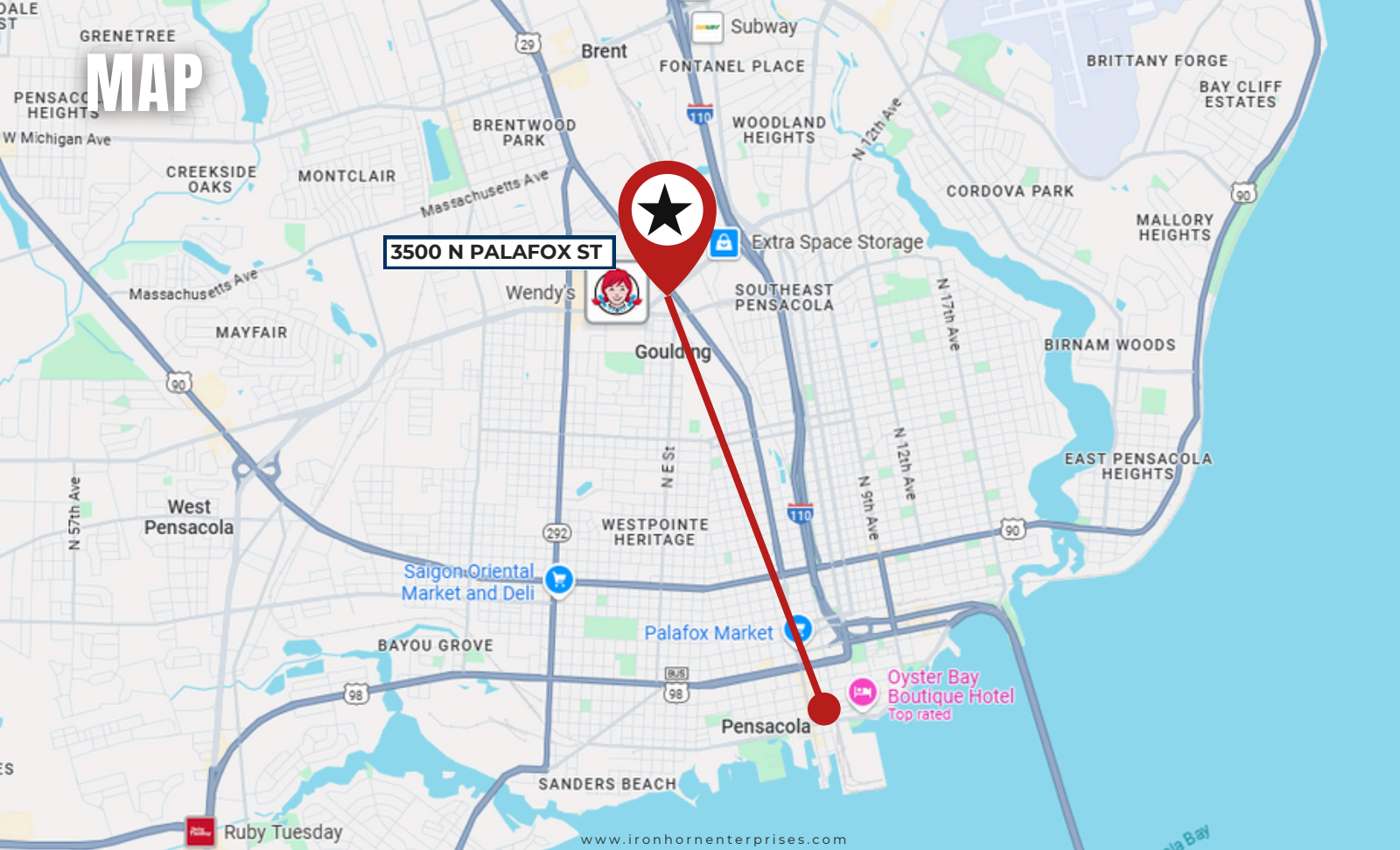


ABOUT PENSACOLA, FL

Pensacola, FL is an emerging Gulf Coast market with strong fundamentals for commercial real estate investment. Strategically located near I-10, a regional airport, and the Port of Pensacola, it supports robust activity in logistics, light industrial, and service-based sectors. The industrial market is particularly strong, with low vacancy rates and increasing rents, while retail and medical office spaces benefit from population growth and a steady tourism base.

Anchored by Naval Air Station Pensacola and a growing healthcare and education sector, the region offers economic stability and tenant diversity. Pensacola also presents favorable investment conditions with relatively low entry costs, attractive cap rates (particularly for industrial and retail), and multiple Opportunity Zones offering potential tax advantages. While some assets may require upgrades due to aging infrastructure, the city's growth trajectory and pro-business environment make it a compelling choice for long-term CRE investors.

POPULATION	1-MILE	3-MILE	5-MILE
2020 CENSUS	5,274	67,127	148,064
2024 ESTIMATE	5,782	69,901	146,093
2029 PROJECTION	6,020	72,060	149,207
HOUSEHOLD	1-MILE	3-MILE	5-MILE
2020 CENSUS	1,619	25,874	60,683
2024 ESTIMATE	1,803	26,882	59,449
2029 PROJECTION	1,884	27,763	60,741
INCOME	1-MILE	3-MILE	5-MILE
AVG HOUSEHOLD INCOME	\$37,275	\$61,797	\$64,247



GRENETREE

MAP

PENSACOLA HEIGHTS

W Michigan Ave

CREEKSIDE OAKS

MONTCLAIR

BRENTWOOD PARK

Massachusetts Ave

Massachusetts Ave

MAYFAIR

West Pensacola

Brent

FONTANEL PLACE

WOODLAND HEIGHTS

BRITTANY FORGE

BAY CLIFF ESTATES

CORDOVA PARK

MALLORY HEIGHTS

BIRNAM WOODS

EAST PENSACOLA HEIGHTS



Wendy's

Goulding

SOUTHEAST PENSACOLA

WESTPOINTE HERITAGE

Saigon Oriental Market and Deli

Palafox Market

Pensacola

Oyster Bay Boutique Hotel
Top rated

SANDERS BEACH

Ruby Tuesday

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