

4201 N PALAFOX. | PENSACOLA, FL.
HIGH-VISIBILITY WAREHOUSE/OFFICE
FACILITY WITH SECURE YARD



11,881 SF Enclosed Building | 13,249 SF Total Area | 1.8439 Acres
Five Warehouse Bays | Three-Phase Power | Secure Fenced Yard

- 11,881 SF warehouse office building
- 13,249 SF total area including canopy and open loading platform
- 9,593 SF of warehouse space
- 2,288 SF of office space
- Approximately 1.8439 acres across two adjoining parcels
- Five (5) roll-up doors
- Three-phase electrical power
- Clear-span warehouse configuration
- Fourteen-foot building height

Offered at \$1,200,000

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CLEAR SPAN WAREHOUSE

BUILT FOR DISTRIBUTION

4201 North Palafox | OFFICE / WAREHOUSE for SALE



Positioned at the prominent corner of North Palafox and West Loretta streets, this versatile warehouse and office property offers excellent visibility, extensive frontage and highly functional access. The property comprises two adjoining parcels totaling approximately 1.8439 acres and features an 11,881-square-foot enclosed building with office, clear-span warehouse and service areas



The building is configured with approximately 2,288 square feet of office space and 9,593 square feet of warehouse area. Additional improvements include a 1,026-square-foot canopy and a 342-square-foot open loading platform, bringing the total area under improvement to approximately 13,249 square feet. A double gate on the north side provides access along the building to the rear yard. The property offers drive-around capability, and the perimeter extending from the gate through the rear yard is fenced, creating secure parking or storage for fleet vehicles, equipment, inventory or products.



Conceptual Rendering Disclaimer: Digital Image Disclosure: Select images have been digitally edited to remove the current occupant's vehicles, equipment, inventory and other movable personal property, illustrating how the space may appear for an owner-user without the existing tenant's contents in place. No alterations have been made to the building's layout, dimensions, structural components or fixed improvements. Digitally edited images are provided for illustrative purposes only; prospective purchasers should verify existing property conditions.

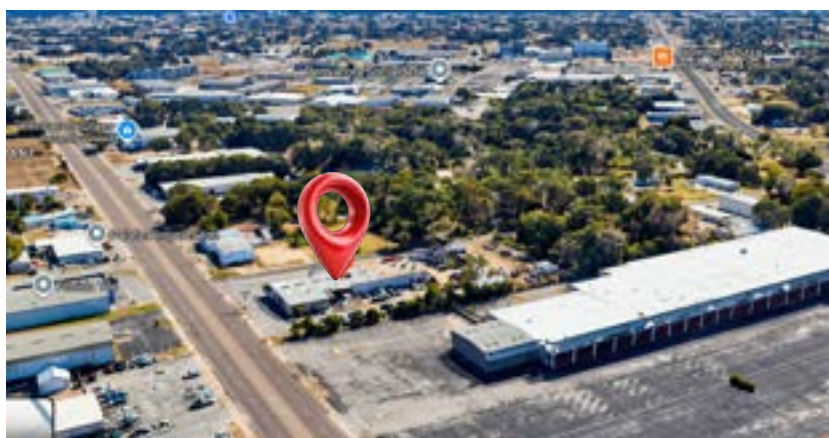
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4201 N PALAFOX. | PENSACOLA, FL.
ESTABLISHED CORRIDOR. EFFICIENT ACCESS.
CONNECTED FOR GROWTH.



Site and Zoning

The front parcel contains approximately 1.38 acres and is zoned HCLI. The adjoining rear parcel contains approximately 0.4639 acre and is zoned COM. Together, the parcels create a functional corner site with extensive frontage, multiple access opportunities and substantial secured outdoor area.

Parcel Identification Numbers

- 082S305008000001
- 082S305008000002

Office Warehouse Building with Yard in Palafox Industrial Corridor

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CONNECTED. CAPABLE. POSITIONED FOR BUSINESS.



Location Summary

Located along Pensacola's established North Palafox industrial corridor, the property benefits from a strategic position on U.S. Highway 29, one of the area's principal north-south commercial routes. The corridor connects central Pensacola with northern Escambia County and provides convenient access to Interstate 10 and Interstate 110, supporting efficient movement throughout Northwest Florida and the greater Southeast.

North Palafox is home to a diverse concentration of warehouses, contractor facilities, automotive and fleet-service businesses, distribution operations and light-manufacturing users. This established industrial environment supports businesses requiring strong roadway connectivity, customer visibility and access for service vehicles, delivery vans and commercial trucks.



The surrounding area also falls within the broader Palafox Redevelopment District, where public initiatives are intended to encourage infrastructure improvements, redevelopment and continued business investment. With prominent frontage, multiple points of access and proximity to Pensacola's primary interstate network, 4201 North Palafox Street is well positioned for companies serving customers and operations throughout the regional market.