

— LIGHT INDUSTRIAL / FLEX —

3830 W Navy Boulevard

ASKING RATE
\$10.00 / SF NNN

CAM
\$2.50 / SF

AVAILABLE SPACE
±4,136 SF

PARKING
10+ Spaces

PROPERTY DESCRIPTION

Position your business in a highly visible, easily accessible commercial property at 3830 W Navy Blvd, offering strong frontage, excellent access, and more than 10 parking spaces. Located along one of Pensacola's main commercial corridors, the property benefits from steady traffic and strong visibility, making it well suited for light industrial or retail-related users.

The ±4,136 SF building offers a functional and flexible layout consisting of a ±400 SF office component with two private offices, including one with a full restroom. The warehouse features approximately ±3,720 SF of clear span space, including a ±640 SF shop room, creating an efficient configuration for operations, storage, and customer-facing uses. The property is designed for ease of logistics with rear access, a rear deck for convenient loading and unloading, and two roll-up doors with 12' × 13' openings. Additional features include approximately 18' ceiling height and 14' clear height.

PROPERTY HIGHLIGHTS

- ±4,136 SF total building area
- ±400 SF office space with two private offices
- One full restroom + one half restroom in office area
- ±3,720 SF clear span warehouse
- ±640 SF shop room
- Two roll-up doors (12' × 13')
- ±18' ceiling height / ±14' clear height
- Rear access with loading deck
- 10+ parking spaces
- High visibility location on W Navy Blvd
- Ideal for light industrial or retail-related users

SPACE BREAKDOWN

TOTAL BUILDING ±4,136 SF	CLEAR SPAN WAREHOUSE ±3,720 SF
OFFICE COMPONENT ±400 SF	SHOP ROOM ±640 SF

DETAILS

TYPE	Light Industrial / Flex
TOTAL SF	±4,136 SF
ASKING RATE	\$10.00 / SF NNN
CAM	\$2.50 / SF
LEASE TYPE	NNN
WAREHOUSE SF	±3,720 SF
OFFICE SF	±400 SF
SHOP ROOM	±640 SF
CEILING HEIGHT	±18' / 14' Eave
ROLL-UP DOORS	2 × (12' × 13')
PARKING	10+ Spaces
LOADING	Rear Deck Access
RESTROOMS	1 Full + 1 Half (Office)
AVAILABILITY	Immediate

LOCATION

- High visibility location on W Navy Blvd
- Ideal for light industrial or retail-related users
- 10+ on-site parking spaces

FOR MORE INFORMATION

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Information provided herein is considered accurate and current at the time of publication. Subject to change without notice.