

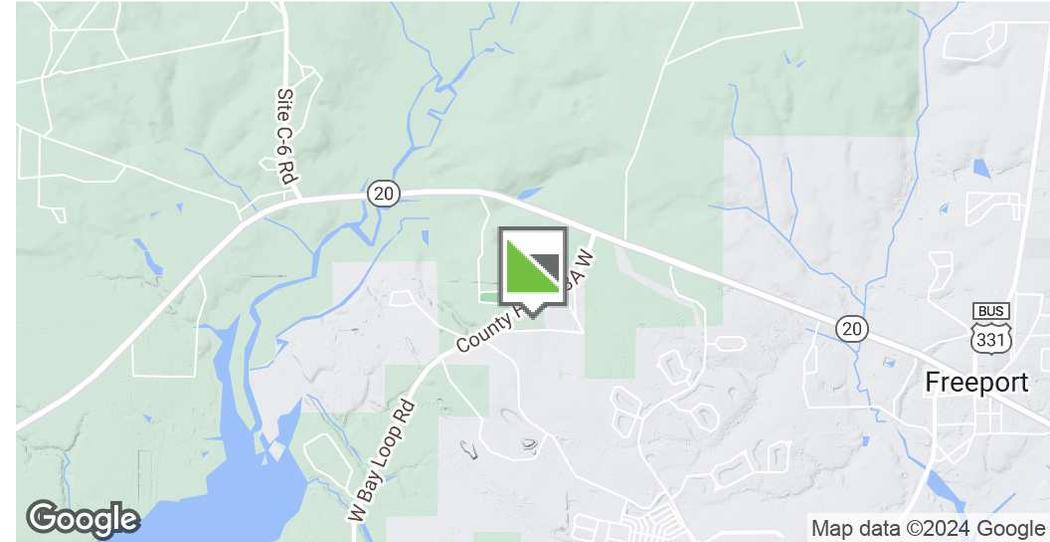
ALAQUA BUSINESS PARK

435 County Highway 83A, Freeport, FL 32439

OFFICE BUILDING FOR LEASE

TAYLORALLEN
PROPERTIES

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (NNN)
Building Size:	7,000 SF
Available SF:	5,000 - 7,000 SF
Lot Size:	10.5 Acres
Number of Units:	2
Year Built:	2024
Zoning:	Light Industrial

PROPERTY OVERVIEW

Alaqua Business Park is Walton County's newest Industrial Park consisting of six freestanding buildings totaling 46,000sf. This 10.5 acre development is located three miles west of the intersection of Hwy 331 and Hwy 20 in Freeport FL. Phase one of this development is two buildings totaling 12,000sf with an anticipated delivery date of October 2024.

PROPERTY HIGHLIGHTS

- Available October 2024
- Conveniently Located
- Lay Down Yard
- Semi Truck Access

For More Information:

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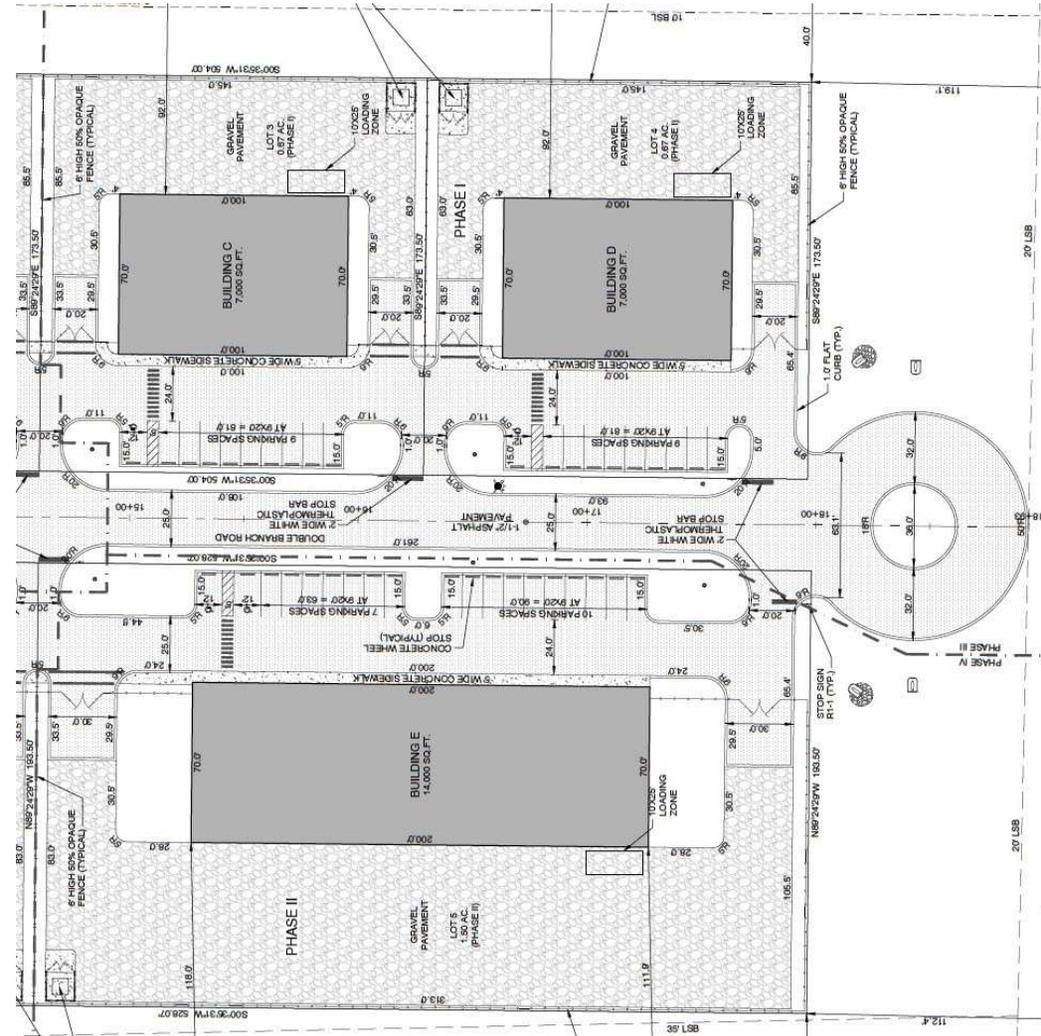
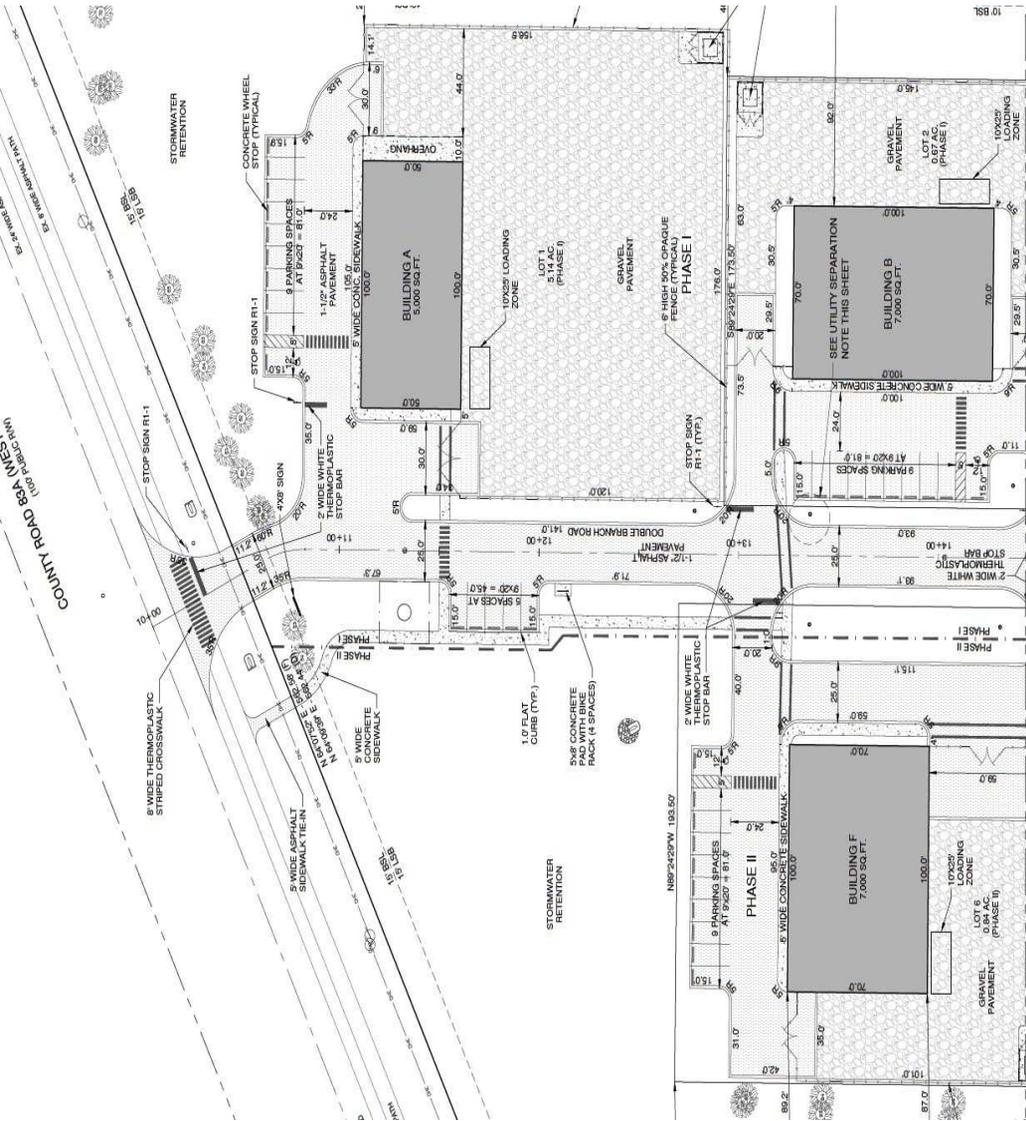
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SITE PLAN



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ADDITIONAL PHOTOS

TAYLORALLEN
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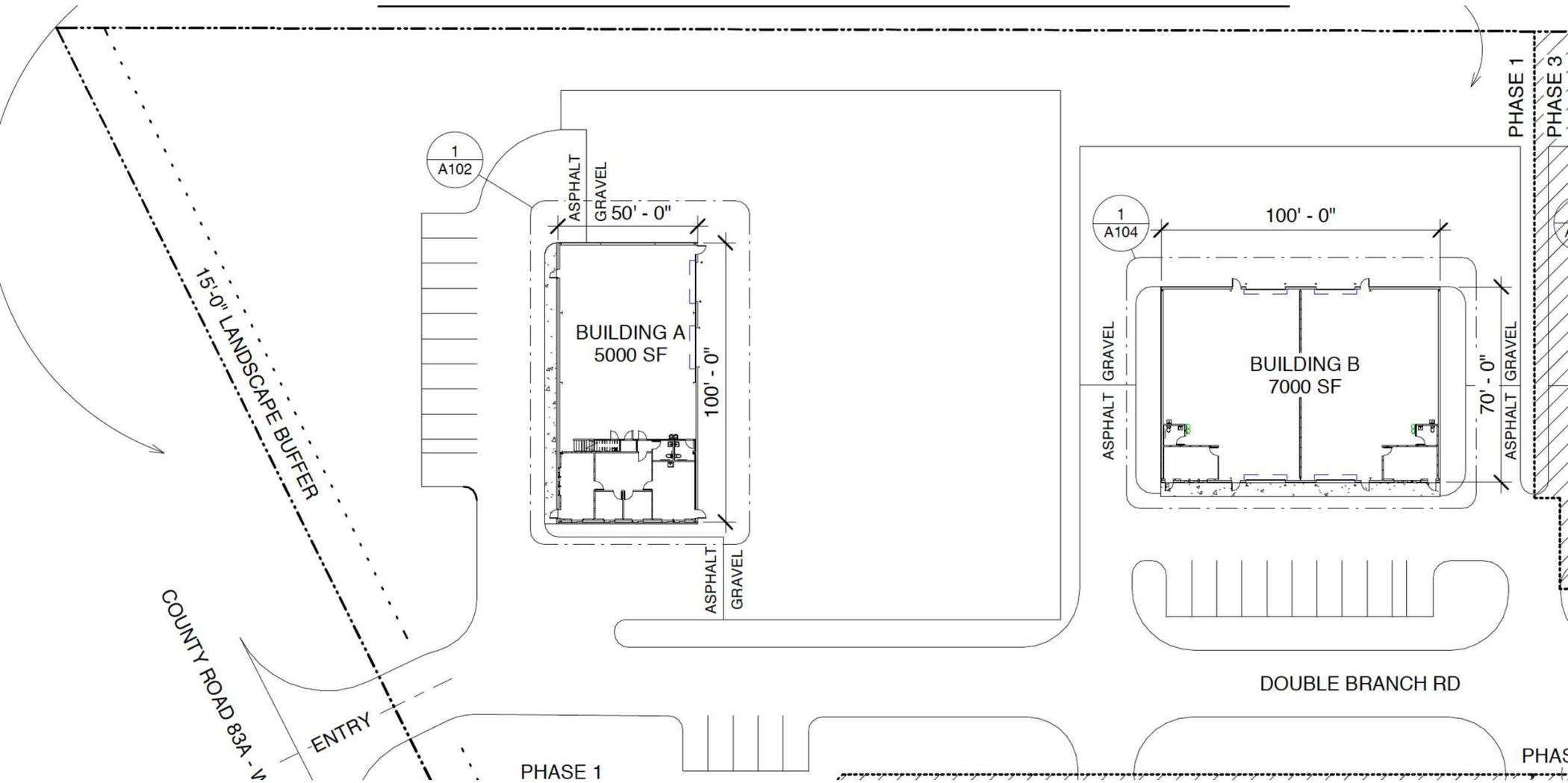
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OFFICE BUILDING FOR LEASE

FLOOR PLANS

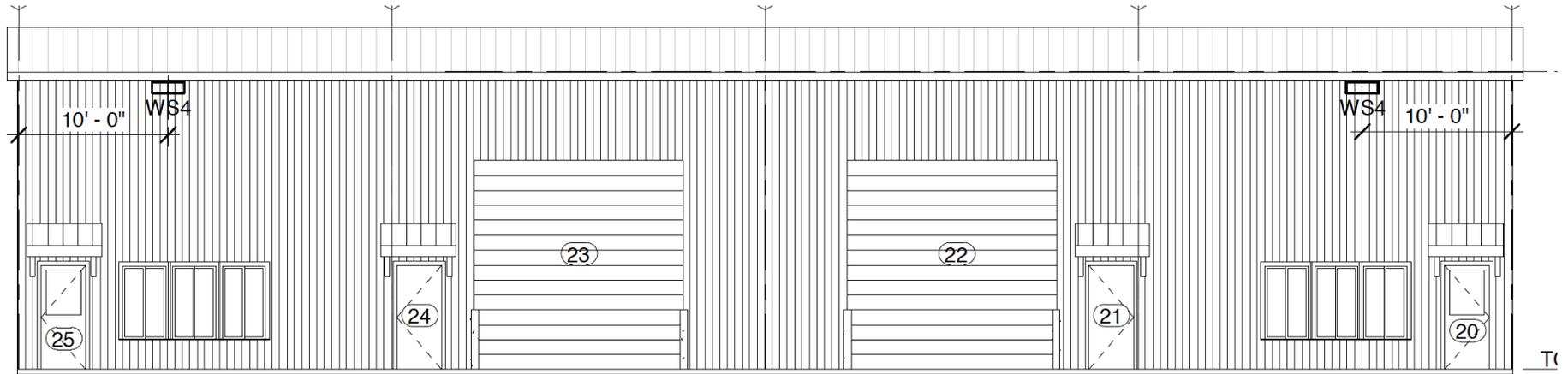
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LEASE SPACES



⑤ BUILDING B - WEST ELEVATION
1/8" = 1'-0"

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	60 months
Total Space:	5,000 - 7,000 SF	Lease Rate:	\$14.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Building A	Available	5,000 SF	NNN	\$14.00 SF/yr	Available for lease- 5000sf freestanding warehouse with 20ft eave heights, 2 14' overhead doors, 10 parking spaces and a 160' x 50' lay down yard. The building also includes 400sf of open office space.
Building B	Available	7,000 SF	NNN	\$14.00 SF/yr	Available for lease- 7,000sf freestanding warehouse with 20ft eave heights, four 14' overhead doors, 10 parking spaces and a 160' x 50' lay down yard. The building also includes 400sf of open office space.

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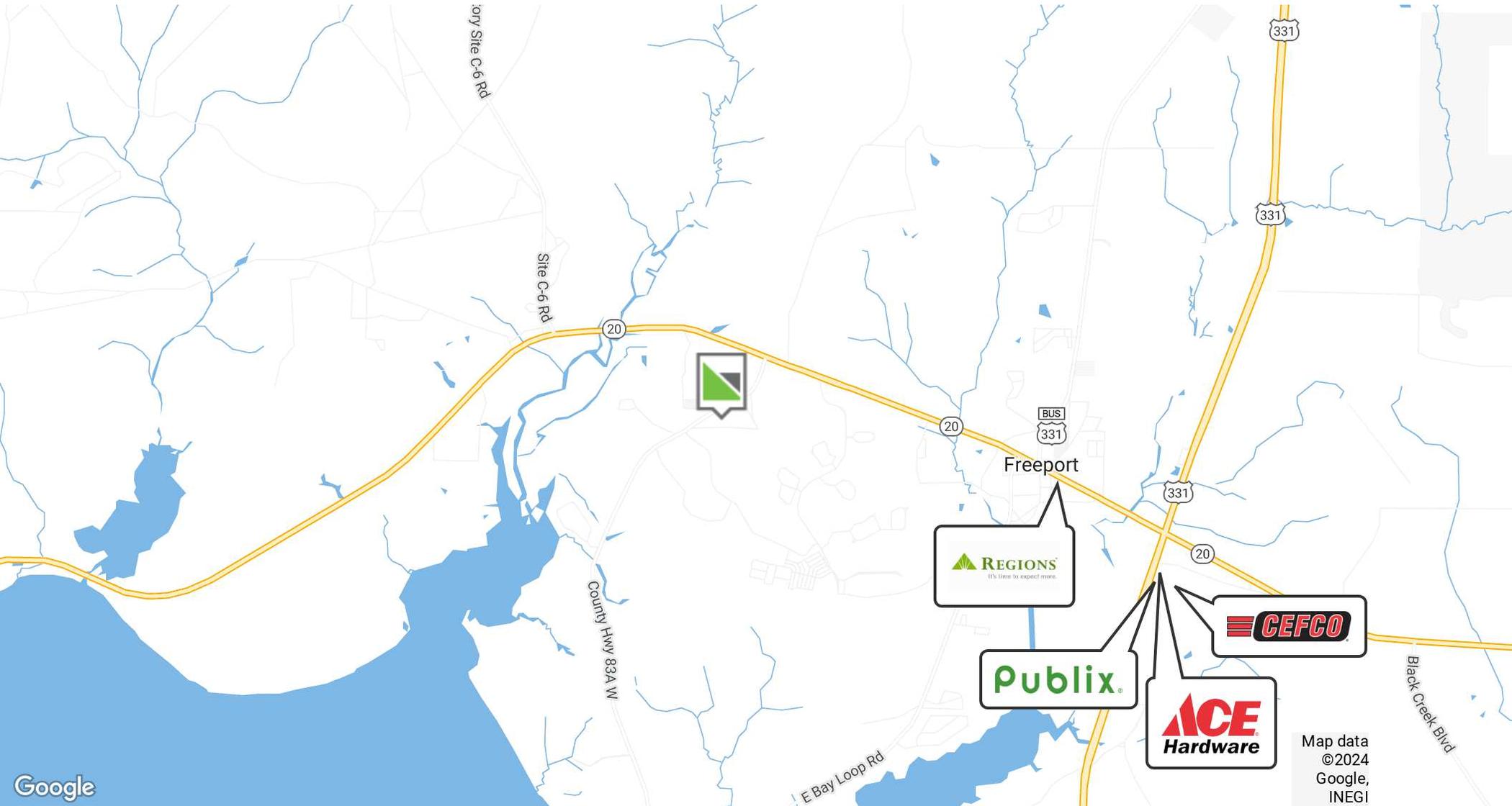
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RETAILER MAP

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ADVISOR BIO & CONTACT 1

CHAD KNAEPPEL, CCIM, SIOR

Executive Director



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PROFESSIONAL BACKGROUND

Chad Knaeppel is the Co-founder/Executive Director of Taylor Allen Properties and specializes in the sale of Commercial Investment Property and the Leasing of Office and Industrial space. Chad is one of only two Brokers in Northwest Florida to achieve both the CCIM and the SIOR designations from the Society of Industrial and Office Realtors. These designations are reserved for highly-qualified real estate practitioners with a strong transactional history. Chad has been a Licensed Realtor in the State of Florida since 2002 and has solely focused on commercial sales and leasing over the last thirteen years. In 2020, Chad was able to sell or lease over 300,000 square feet of improved commercial property to include negotiating a 25,000 square foot, Class A office lease with Turnberry Associates in Destin, Florida. He also secured the re-tenant and sale of a 61,000 square foot business park in Panama City Beach, Florida, and the re-development of 32,000 square foot heavy industrial site in Freeport, Florida. Mr. Knaeppel currently serves as a Board Member of Gulf Coast Commercial MLS (regional commercial MLS), Treasurer of the Airport Plaza Commercial Condominium and also volunteers his time professionally for Food for Thought Florida (501 c 3) advising on site selection, valuations, and negotiations for their current and past locations.

EDUCATION

Louisiana State University- School Of Architecture

MEMBERSHIPS & AFFILIATIONS

CCIM SIOR
Commercial Realtor of the Year 2015 & 2017
Gulf Coast Commercial MLS- Board of Directors

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