

Land Lease Opportunity Near NAS Pensacola

Unlock value in this affordably priced land lease located at 848 Gulf Beach Hwy, Pensacola, FL a highly visible 7,500 SF parcel positioned along one of the west side's major commuter corridors. With 50 feet of frontage and 150 feet of depth, this fenced and sprinklered site offers immediate utility and excellent exposure along a corridor with 22,500 CPD.

Situated just minutes from the entrance to Pensacola Naval Air Station, the site is an ideal solution for service-based operators, fleet parking, or mobile business setups. Surrounded by a long-established mix of residential neighborhoods and local businesses, the area continues to benefit from steady commuter traffic and community loyalty.

Lease Details:

- Size: 7,500 SF (0.17 Acres)
- Lease Rate: \$625/month NNN
- NNN Fees: \$0.11 PSF (\$73/month)
- Term: Negotiable – 1-year minimum
- Zoning: Commercial
- Availability: Immediate

848 Gulf Beach Hwy
Pensacola, FL. 32507

For more information

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**848 GULF BEACH HWY.
PENSACOLA, FL 32507**

Location Highlights:

- Food truck pad or mobile kitchen hub
- RV, trailer, or boat parking
- Fleet vehicle staging or contractor storage
- Outdoor equipment or inventory storage
- Pop-up market or seasonal use

Property Features:

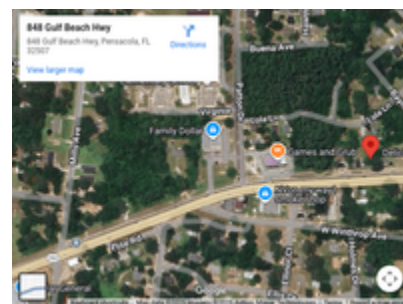
- 50' of direct frontage on Gulf Beach Hwy
- 150' depth – usable flat terrain
- Sprinkler system installed
- Fully fenced for security
- Clear and open layout for flexible use

NAIPensacola
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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