

Small-Bay-Industrial

8800 Grow Drive | Ellyson Industrial Park | Pensacola, FL 32514

New Construction – Delivery Est. August 2026 | 3-5 YR Term



Now pre-leasing, HC/LI zoned, ±2,000 SF new construction unit. Designed for trade, light industrial, fabrication, and service users and includes conditioned office + warehouse + restroom, fully insulated construction.



- 20' Ceiling Height
- 14' Front-Facing Roll-Up-Door
- Dedicated side lay-down yard: 30' W x 40' D
- 3-phase, 200-amp Electrical Service
- Fully fenced property
- Easy access to I-10, & I-110
- 10' side-facing roll-up door



±2,000 SF featuring conditioned office + warehouse + restroom with fully insulated construction, 20' clear height, and a 14' front-facing roll-up door. Unit also include a dedicated side lay-down yard (30' W x 40' D) and a 10' side-facing roll-up door for smooth yard-to-warehouse workflow. The property is fully fenced and equipped with 3-phase, 200-amp power, supporting a wide range of operational needs.

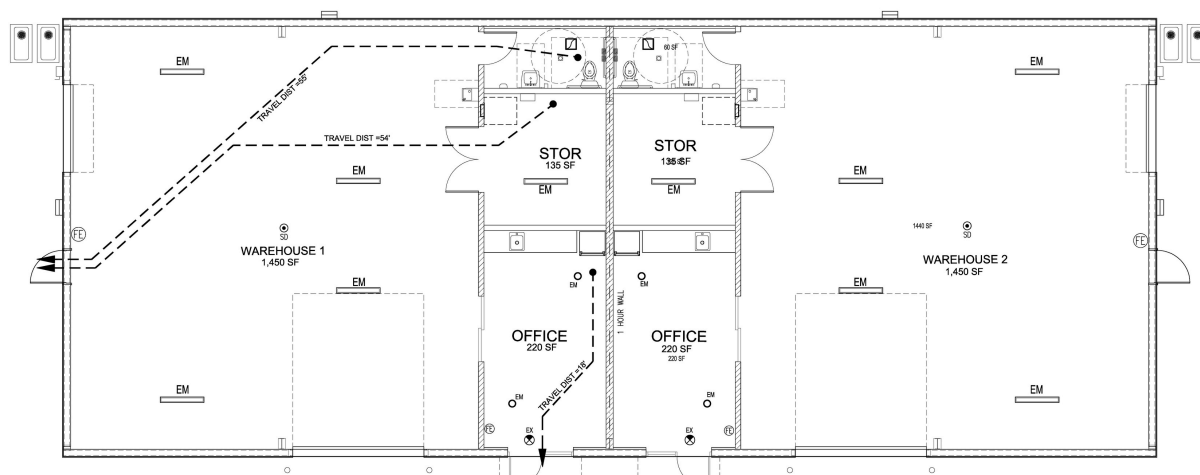


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Last available unit at 8800 Grow Drive offers 2,000 SF of new industrial space within Ellyson Industrial Park, featuring approximately 550 SF of office and 1,450 SF of warehouse. Designed for functionality, the unit includes 20-foot clear height, 3-phase power, front and side roll-up doors, and a private fenced yard, making it ideal for office/warehouse and service-based users.

Option	SF	Office SF	WHSE SF	Rate	Lease Type	NNN \$4.50 EST
Unit 1	±2,000	±550	±1,450	\$12.00 PSF	NNN	\$750
LEASED	±2,000	±550	±1,450	\$12.00 PSF	NNN	\$750
LEASED	±4,000	±1,100	±2,900	\$12.00 PSF	NNN	\$1,500
LEASED	±2,000	±550	±1,450	\$12.00 PSF	NNN	\$750

Project is on time and looking great! These new construction ±2,000 SF industrial units are purpose-built for trade and service users, featuring 20' clear height, roll-up access, dedicated lay-down yard, and 3-phase power on a fully fenced HC/LI site.

Ellyson Industrial Park, one of Pensacola’s core industrial corridors near North Davis Highway and I-10, the site offers fast connectivity to I-10, I-110, and Scenic Highway, supporting rapid response times, streamlined deliveries, and dependable route options for field teams and distribution.



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