

# Grover Bailey Tomato House

2400 W Herman St, Pensacola, FL, 32505

Industrial: Light Industrial For Sale

Prepared on October 01, 2025  
1 of 1 Listings



## Listing Details | Industrial For Sale

Secondary Uses	Office, Flex/R&D	Available Date	8/22/2025
Total Available Space	14,943 SF	Days On Market	41 days
Asking Price	\$3,500,000	Date Listed	8/21/2025
Listing Price Per SF	\$234.22	Last Modified	9/30/2025
Cap Rate (Actual)	-	Listing ID	43210828
Total Expenses	\$8,898	Electric Service	Yes, Municipal Utility District, Fpl
Terms	cash	Clear Height	9 - 20 ft
Investment	No	Ceiling Height	-
Possession	COE	Dock High Doors	6
Signage	None	Grade Level Doors	Not present
Show Instructions	Call broker	Owner Occupied	Yes
Tax Year	2024	Parking Spaces	20
Real Estate Taxes	\$8,898 in 2024	Water	Yes, Municipal Utility District, E.c.u.a.
Vacant	No	Sanitary Sewer	Yes, Municipal Utility District, E.c.u.a.

## Description

Modern Warehouse with Office & Cold Storage in Central Pensacola  
Exceptional opportunity in the heart of Pensacola! This modern warehouse offers over 14,000 sq. ft. of space, including 900 sq. ft. of climate-controlled offices with two restrooms.  
The main warehouse features:

- 20+ ft. ceilings in an open floor plan
- (3) 30' x 30' coolers with approx. 18 ft. ceilings and 8 ft. sliding doors
- 2,000+ sq. ft. covered dock-height loading platform with three insulated doors
- Two additional loading doors on the opposite side for efficient logistics
- 3-phase power, supporting a wide range of industrial uses

Originally built in 2007 for a wholesale produce distributorship, the facility is versatile and well-suited for distribution, light manufacturing, or other industrial

operations.  
The 3-acre site is fully fenced, beautifully maintained, and shaded by mature oaks. Additional features include:

- Rail service along the north boundary
- Ample room for expansion or laydown/staging yard
- Convenient access to I-110, Pace Blvd, and Hwy 29 (Palafox)

This is a rare chance to secure a highly functional, strategically located warehouse with excellent infrastructure and growth potential.

Property Features

Location Details

Address	2400 W Herman St, Pensacola, FL, 32...	In Opportunity Zone	Yes
Zoning	HC/LI	Name	2400 W Herman Ave
County	Escambia	Cross Street	N "s" St.
Parcels	092S301100000163		

Building Details

Sub Type	Light Industrial	Ceiling Height	-
Building Status	Existing	Dock High Doors	6
Building Size	14,943 SF	Grade Level Doors	Not present
Land Size	3.16 Acres / 137,484 SF	Rail Doors	Not present
Number of Buildings	1	Sprinklers	-
Number of Floors	1	Office Space	900 SF
Year Built	2007	In Opportunity Zone	Yes
Primary Constr. Type	Steel	Water	Yes, Municipal Utility District, E.c.u.a.
Occupancy Type	Single Tenant	Sanitary Sewer	Yes, Municipal Utility District, E.c.u.a.
Yard	Yes: Fenced and Paved	Rail Service	Yes
Electricity	Yes, Municipal Utility District, Fpl	Cranes	Not present
Clear Height	9 - 20 ft	Owner Occupied	Yes

Property Listings

1 Listing | 14,943 SF | \$3,500,000

Type	Space Use	Suite	Available Space	Rate	Available	Clr Ht	Ceil Ht	Doors	Office	Yard	Power
For Sale	Produce ...	-	14,943 SF	\$3,500,000	8/22/2025	-	-	-	-	-	-

Additional Photos

























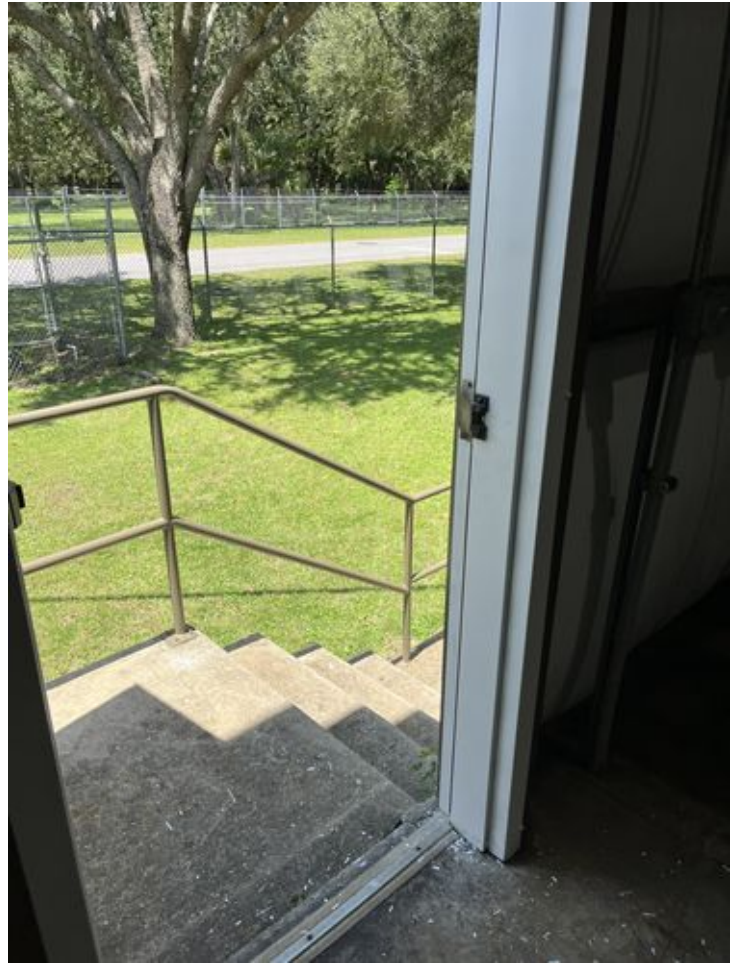




















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