

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, 32504
Zoning	HC/LI
County	Escambia
Parcels	092S301100000163

In Opportunity Zone	Yes
Name	2400 W Herman Ave
Cross Street	N "s" St.

Building Details

Sub Type	Light Industrial
Building Status	Existing
Building Size	14,943 SF
Land Size	3.16 Acres / 137,484 SF
Number of Buildings	1
Number of Floors	1
Year Built	2007
Primary Constr. Type	Steel
Occupancy Type	Single Tenant
Yard	Yes: Fenced and Paved
Electricity	Yes, Municipal Utility District, Fpl
Clear Height	9 - 20 ft

Ceiling Height	-
Dock High Doors	6
Grade Level Doors	Not present
Rail Doors	Not present
Sprinklers	-
Office Space	900 SF
In Opportunity Zone	Yes
Water	Yes, Municipal Utility District, E.c.u.a.
Sanitary Sewer	Yes, Municipal Utility District, E.c.u.a.
Rail Service	Yes
Cranes	Not present
Owner Occupied	Yes

Property Listings

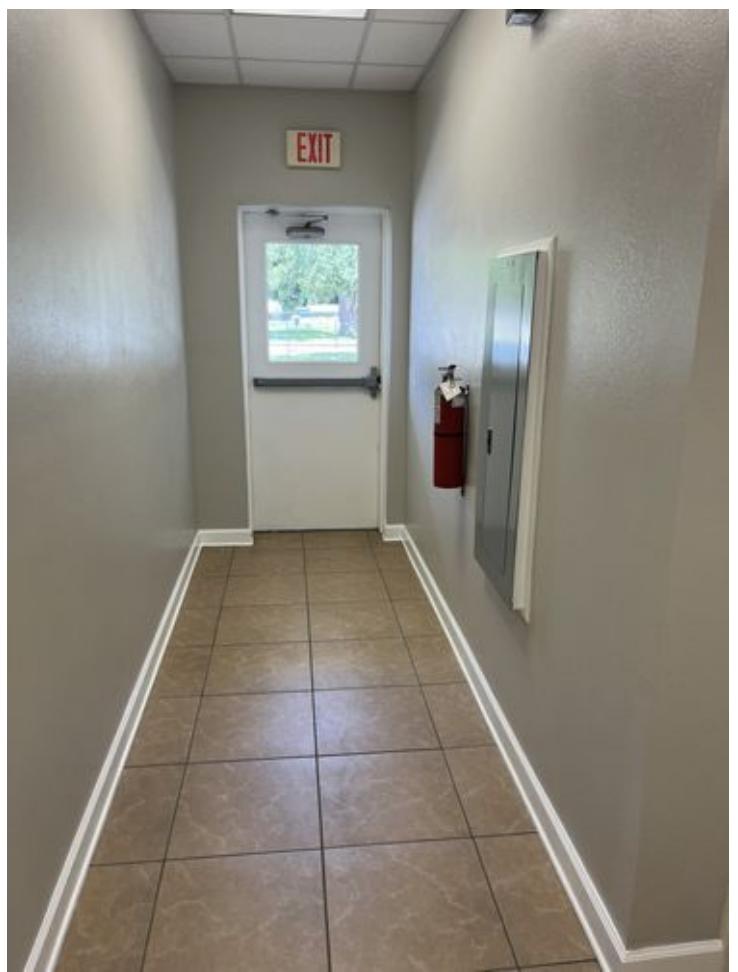
1 Listing | 14,943 SF | \$3,500,000

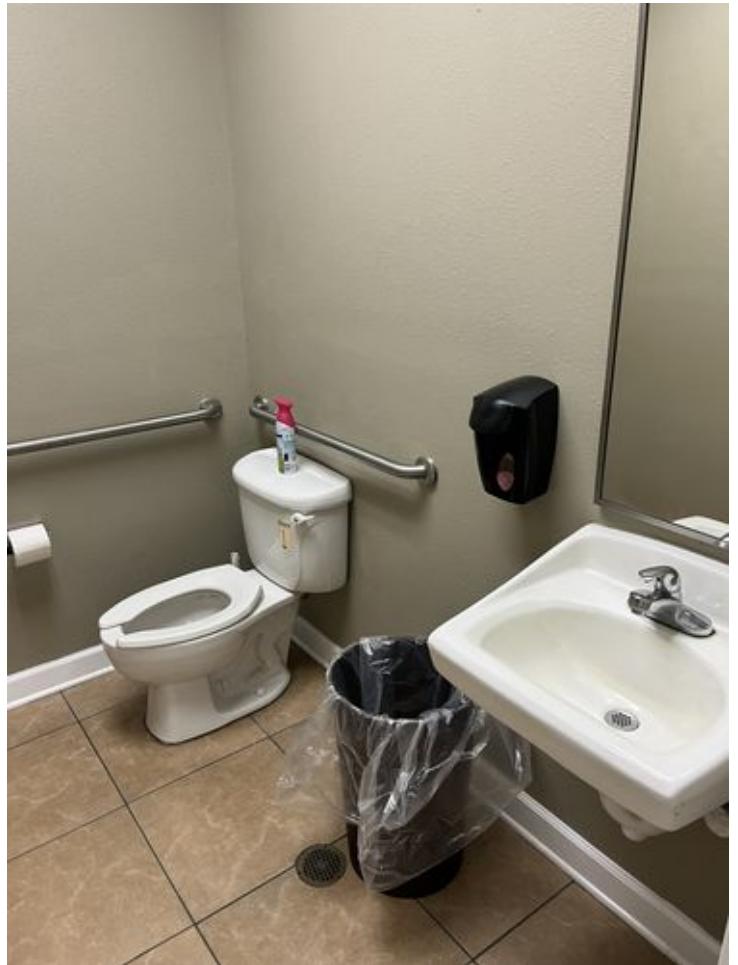
Type	Space Use	Suite	Available Space	Rate	Available	Clr Ht	Ceil Ht	Doors	Office	Yard	Power
For Sale	Produce ...	-	14,943 SF	\$3,500,000	8/22/2025	-	-	-	-	-	-

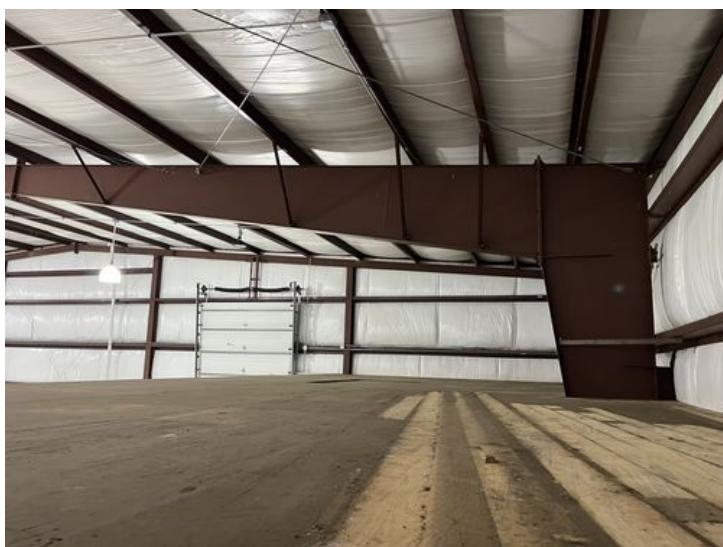
Additional Photos









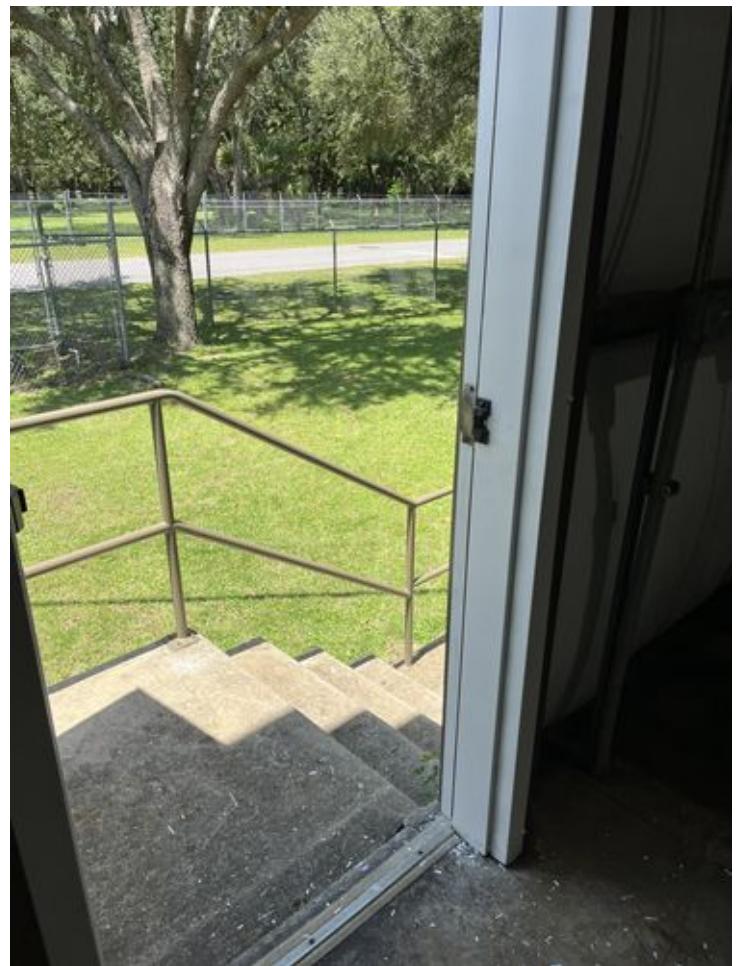
















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