

BELLCORE

COMMERCIAL

**PARCEL 1 & PARCEL 2
BUILD-TO-SUITE / GROUND LEASE
ZONED GENERAL INDUSTRY (M-2)
+/- 27.32 ACRES**



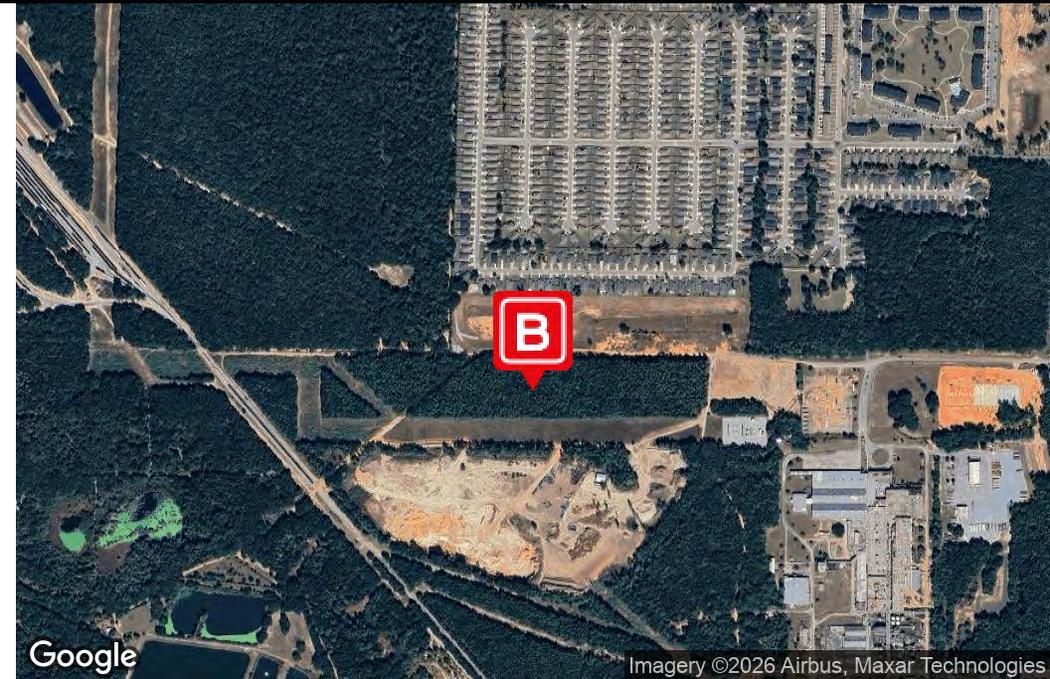
COMFORT SYSTEMS USA

INGRESS/EGRESS

18,800 AADT

MILTON INDUSTRIAL LAND OPPORTUNITY – 27.32 ACRES

BLK STERILING WAY, MILTON, FL 32583



Sale Price	\$125,000 / ACRE
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OFFERING SUMMARY

Lot Size:	27.32 Acres
Price / Acre:	\$125,000
Zoning:	General Industry (M-2)
Parcel-1 Size	22.86 Acres
Parcel-2 Size	4.46 Acres
Traffic Count:	9,200

PROPERTY OVERVIEW

Presenting a rare opportunity to acquire or lease 27.32 acres of prime industrial land comprised of two adjacent parcels in Milton, FL, zoned General Industry (M-2). Parcel 1 (22.86 acres) and Parcel 2 (4.46 acres) are available together or separately, creating flexible opportunities for development or investment.

The property benefits from established ingress and egress, providing efficient site access and circulation for industrial operations. Strategically located near Whiting Field with convenient connectivity to Interstate I-10, the site offers strong regional access and a central position within the Milton/Pensacola MSA, supporting logistics, distribution, manufacturing, and other industrial uses.

Infrastructure readiness enhances the site’s development potential, with all major utilities available at the property, except natural gas, which is located immediately adjacent to the site. Ownership is open to a variety of deal structures, including a ground lease or build-to-suit arrangement, creating a flexible opportunity tailored to user and developer requirements.



LOCATION DESCRIPTION

Milton is located North of Pensacola in the Florida Panhandle. Santa Rosa County has been experiencing major growth in the past few years. The Navy Federal hub moving to Pensacola has brought many new residents to the area and continues to do so. This vacant land in Milton is zoned General Industry (M-2) and allows developers to provide for intensive industrial uses such as heavy manufacturing, processing, fabrication, and other activities. Community facilities and trade establishments that provide needed services to industrial development may also be accommodated in this district. (Santa Rosa County Code of Ordinance, n.d.)

PROPERTY HIGHLIGHTS

- Zoned General Industry (M-2) for versatile industrial use
- All major utilities available on site (natural gas adjacent)
- Parcels available together or separately
- Near Whiting Field and Interstate I-10 access
- Established ingress and egress for efficient site access
- +/- 27.32 total acres comprised of two adjacent parcels
- Owner is open to multiple transaction structures



TOTAL LOT SIZE 4.46-27.32 ACRES | TOTAL LOT PRICE \$125,000 / PER ACRE

STATUS	LOT #	SUB-TYPE	SIZE	PRICE	ZONING
Available	Parcel 1	Industrial	22.86 Acres	\$125,000 / Acre	General Industry (M-2)
Available	Parcel 2	Industrial	4.46 Acres	\$125,000 / Acre	General Industry (M-2)
AVAILABLE	PARCEL 1+ PARCEL 2	INDUSTRIAL	27.32 ACRES	\$125,000 / ACRE	GENERAL INDUSTRY



Zoned General Industry (M-2)

Adult Day Care	Community Facilities, Public and Private Not-for-Profit Clubs	Landscaping Business	Recreational Vehicle Repair Minor
Air Operations	Concrete Plants	Landscape Nursery Retail	Research activities, including research laboratories, developmental laboratories, and compatible light manufacturing
Air Cargo	Cultural and Civic Activities	Landscape Services	Restaurants
Aircraft Hangers and Storage	Distillery	Light Manufacturing, Processing and/or assembly	Restaurants with or without drive-thru facilities
Aircraft Production and Operation	Dry Cleaners	Limited Manufacturing and Assembly	Restricted Sale and Services
Aircraft Rentals for Excursions	Educational Facilities	Lumber Yard, Truss Manufacturing, Storage of Construction Materials	Salvage Yards
Asphalt Plants	Financial and Banking	Medical Marijuana Dispensary	Sawmills
Automobile Maintenance	Flying Clubs	Medical Services	Self Storage Facilities
Aviation Activities: Air Craft Design	Funeral Homes	Nursing Homes	Service Establishments and Mechanical Repairs and Services within and enclosed building
Bait and Tackle Shop	Garages: as long as all repair work is conducted withing a building	Office Buildings	Shopping Centers
Bakeries, Retail and Wholesale	Gas Station	Parking Garages or Lots	Single Family Residential
Boat Sales	General Retailers less than 3,00SF	Pawn Shops	Solar Electrical Generating Facility
Boat Repair Minor	General Retail Sales and Services	Personal Services	Special Residential Facilities
Business and Professional Offices	Gravel, Dirt or Earth Material Excavation	Pet Grooming	Storage or Distribution Center
Campground	Heavy Manufacturing, Fabricating, Assembling of Components and Similar Activites	Places of Worship	Trade Repair and Service
Childcare Services	Hotels and Motels	Private Training Facility and Vocational School	Travel Tailer Parks
Wholesale Plant Nurseries	Indoor Commercial Amusement Activities	Public and Private Utilities and Public Facilities	Truck or Bus Terminal Facilities
Wholesale Trades and Services	Kennels	Recreational Vehicle Sales	Vehicular Sales and Repairs are confined to minor repairs
Wholesaling, Warehousing, Furniture Storage	Veterinary. Services all activities are located in a fully enclosed soundproof building		



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PORT OF MOBILE
ALABAMA PORT AUTHORITY

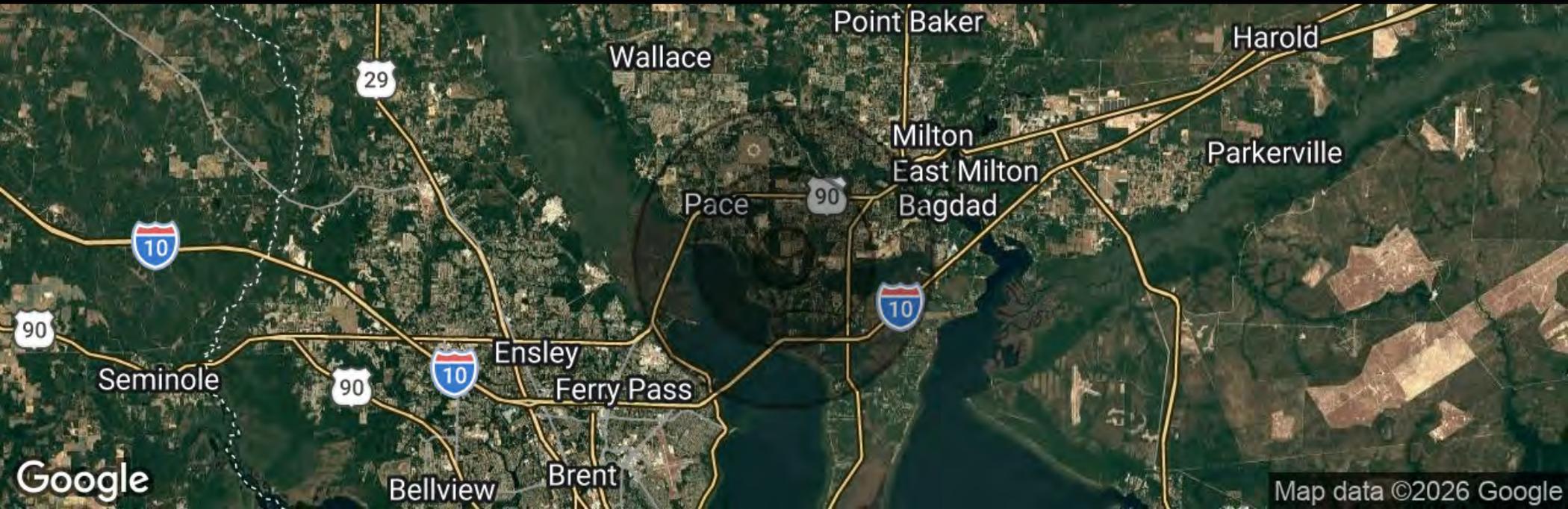
The only deep water port in Alabama, it was ranked the 9th largest port by tonnage in the nation during 2014. The Port of Mobile has public, deepwater terminals with direct access to 1,500 miles of inland and intercoastal waterways. Carnival Cruise Lines has been operating from the Port of Mobile since 2001, with Carnival Fascination becoming the main ship in 2022

SITE






Port of Pensacola is a full service port offering stevedoring and marine terminal services for all descriptions of bulk, break-bulk, unitized freight, and special project cargo. Created in 1743 and incorporated as the Municipal Port Authority in 1943.



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,566	15,100	32,671
Average Age	43.7	40.1	39.3
Average Age (Male)	41.7	39.9	38.8
Average Age (Female)	44.7	40.6	39.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,045	5,998	12,807
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$96,959	\$77,110	\$76,265
Average House Value	\$245,187	\$219,863	\$210,749

2020 American Community Survey (ACS)

**ROBERT BELL****Partner, Senior Advisor , & Property Manager**

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FL #SL698346

PROFESSIONAL BACKGROUND

Rob Bell is the Vice President and Senior Advisor of Bellcore Commercial. Bellcore Commercial is a full-service commercial real estate firm offering a wide range of diversified real estate services, including, but not limited to, investment sales, leasing, tenant representation, and asset management.

Rob has earned a distinguished reputation with over 20+ years of experience and is nationally recognized as a top producer in the commercial real estate industry. Prior to starting Bellcore Commercial, Rob sold his brokerage, John S. Carr & Associates, to an affiliate of Berkshire Hathaway in 2015. Rob brought his unique sales approach, marketing capabilities, and competitiveness to one of the largest real estate companies in the world. Under Berkshire, Rob was a member of the President's Circle every year, and globally ranked in the top 5% of commercial sales and leasing year after year. Bellcore Commercial offers the catalytic foundation needed for the long-term future growth of the company, team, and its leaders.

Bellcore Commercial is founded on the model that great deals are not measured with money; they are brokered with the foundation of great relationships. At Bellcore, our success is striving for our core principles; leadership, customer loyalty, client success, and integrity.

EDUCATION

Mr. Bell attended the University of Alabama in Tuscaloosa and holds his Bachelor of Science degrees in Business Administration and Finance from the University of West Florida.

MEMBERSHIPS

Mr. Bell is a member of many prominent industry organizations including NAIOP – Commercial Real Estate Development, International Council of Shopping Centers, National Association of Realtors, Florida Association of Realtors, and Pensacola Association of Realtors, and ARVC National RV Park Association, to name a few.

A graduate of the 2005 Leadership Pensacola Class, Mr. Bell has been an active volunteer in multiple civic and charitable organizations including the Pensacola Little Theater, Coastal Conservation Association, and Big Brothers Big Sisters.

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