

9,230 SF Stand Alone Commercial Office / Warehouse Building

2990 Gulf Breeze Pkwy. | Gulf Breeze, FL 32563



Highlights

- 9,230 SF+/-
- Mixed-Use Commercial
- Class-A Office & Whse Space
- 14 Private Offices
- 2,941 SF WHSE +/-
- 1,000 SF Mezzanine area is not calculated into SF pricing
- Oriole Beach area (Gulf Breeze)
- 40,000 CPD 2023
- 25 Parking Spaces

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Office Suites

Stand Alone Office WHSE

2990 Gulf Breeze Pkwy
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Stand Alone Office WHSE

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- 9,230 SF +/-
- Mixed Use Office / Warehouse
- Walk In Ready Professional Space
- Three (3) Year Term
- NNN Lease

Lease Rate

\$7,500 per month

\$9.75/PSF

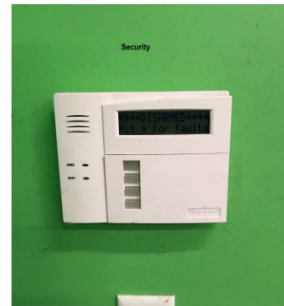
Plus, Sales Tax, NNN

Stand Alone office and warehouse building located in the Oriole Beach / Tiger Point area of Gulf Breeze. Boasting a total of 9,230 square feet, this building is designed with functionality in mind. The office space occupies 6,289 square feet and is divided into 14 offices between the east and west wings of the building. There are five restroom facilities available throughout the property, one of which features a full shower for added convenience. In addition, hand wash sinks are strategically placed throughout the building, along with a well-equipped kitchen and spacious break room area for employees to enjoy. The building also features a 2,941 square foot climate-controlled warehouse area, complete with a 1,000 square foot mezzanine/storage space that is not included in the total square footage. The warehouse areas eave height of fourteen feet provides ample space for storage and operations.

Stand Alone Office WHSE

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Conditioned WHSE.



AREA INFO.

Located mid-center of a 0.69-acre lot, the mixed-use building boasts a prime position with 100 feet of frontage on HWY 98/Gulf Breeze Parkway, ensuring high visibility to the 40,000 vehicles passing by daily. Enhancing business exposure further, there is monument signage at the property entrance drive.

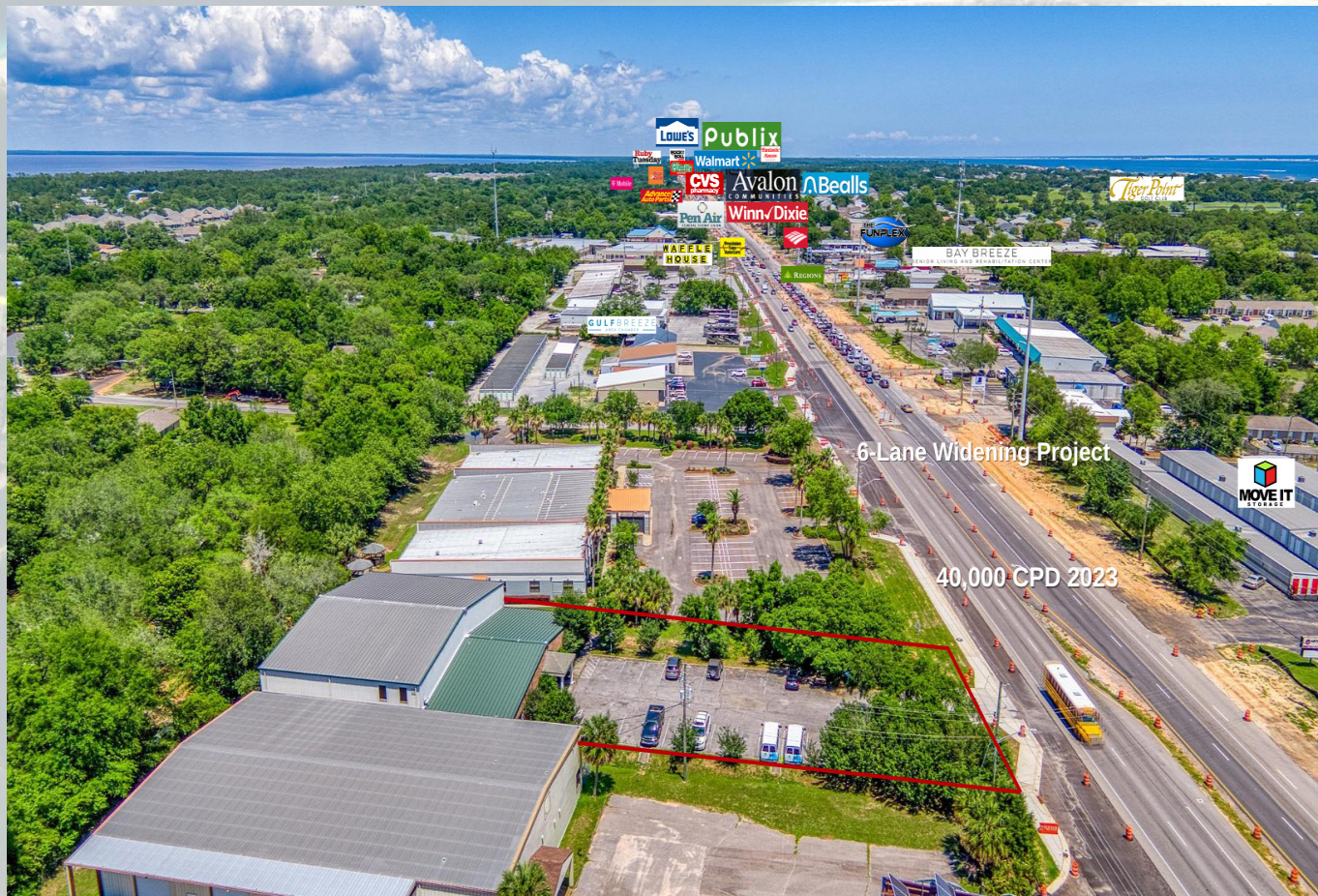
The surrounding area within a 5-mile radius of the property indicates a household wealth index of 176, significantly surpassing the national market potential average of 100. Projections show that the average household income is set to reach \$160,277 in five years, compared to the national AVG of \$122,048. With 1,566 businesses employing 12,368 individuals within the same radius, the total sales for 2023 in the area amounted to \$1,325,089,000.



- .688 AC +/-
- Parking 25+
- Paved Parking Lot
- Established Landscaping
- 100 Foot Frontage
- 40,000 CPD
- 100' x 300' Dimensions
- Zoned HCD
- Easements - none
- Construction activities are underway for the 4.25 mile stretch of US 98 from Bayshore Road to Portside Drive. Project improvements include widening from a 4-lane to a 6-lane, raised median, safety and drainage upgrades, resurfacing S.R. 281 from U.S. 98 to Garcon Point Bridge. Estimated completion Summer 2025.

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9,230 SF Stand Alone Mixed Use Building



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