



FOR LEASE

# 7,500 SF INDUSTRIAL WAREHOUSE | PANAMA CITY BEACH

12202 Hutchison Blvd, Panama City Beach, FL 32407

**Kevin Wattenbarger, CCIM**

Qualifying Broker  
850.913.9133  
kevin@kwa-cre.com



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## 360° VIRTUAL TOUR

### PROPERTY HIGHLIGHTS

- Open Bay Warehouse design for maximum flexibility
- (6) Grade-Level 12' Overhead Roll-Up Doors for easy access
- Clean Interior with modern upgrades
- Bright LED Lighting for energy efficiency
- 600 SF Office Area for administrative needs
- ADA Restrooms
- Panama City Beach / Riveria Commerce Park

### OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (NN)
Available SF:	7,500 SF
Lot Size:	135,203 SF
Building Size:	7,500 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	8,459	16,710	32,142
Total Population	19,435	38,090	74,482
Average HH Income	\$94,605	\$95,483	\$94,706

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## PROPERTY DESCRIPTION

For Lease: Light Industrial Warehouse in Panama City Beach  
Presented by Kevin Wattenbarger, CCIM - Five Bridges Real Estate

This 7,500 SF light industrial warehouse offers an ideal solution for businesses seeking a clean, functional, and centrally located space in Panama City Beach. Situated in Riviera Commerce Park on Hutchinson Boulevard (Middle Beach Road), this property is in the heart of the city's commercial hub.

### Property Highlights:

- Open Bay Warehouse design for maximum flexibility
- (6) Grade-Level 12' Overhead Roll-Up Doors for easy access
- Clean Interior with modern upgrades
- Bright LED Lighting for energy efficiency
- 600 SF Office Area for administrative needs
- (3) ADA-Compliant Restrooms

Located centrally in Panama City Beach, this warehouse provides easy access to local businesses, major roadways, and the surrounding community. Ideal for various industrial and commercial uses, this property is ready to support your operational needs.

202 Estimated Common Area (CAM) / Operating Expenses (OpEx) are \$2.78/SF

Contact Kevin Wattenbarger, CCIM, at Five Bridges Real Estate to schedule a tour or for more information.

## LOCATION DESCRIPTION

12202 Hutchison Blvd is centrally located in Panama City Beach, FL, within Riviera Commerce Park on Middle Beach Road. This prime location offers excellent accessibility to major roadways, local businesses, and the heart of the beach community.

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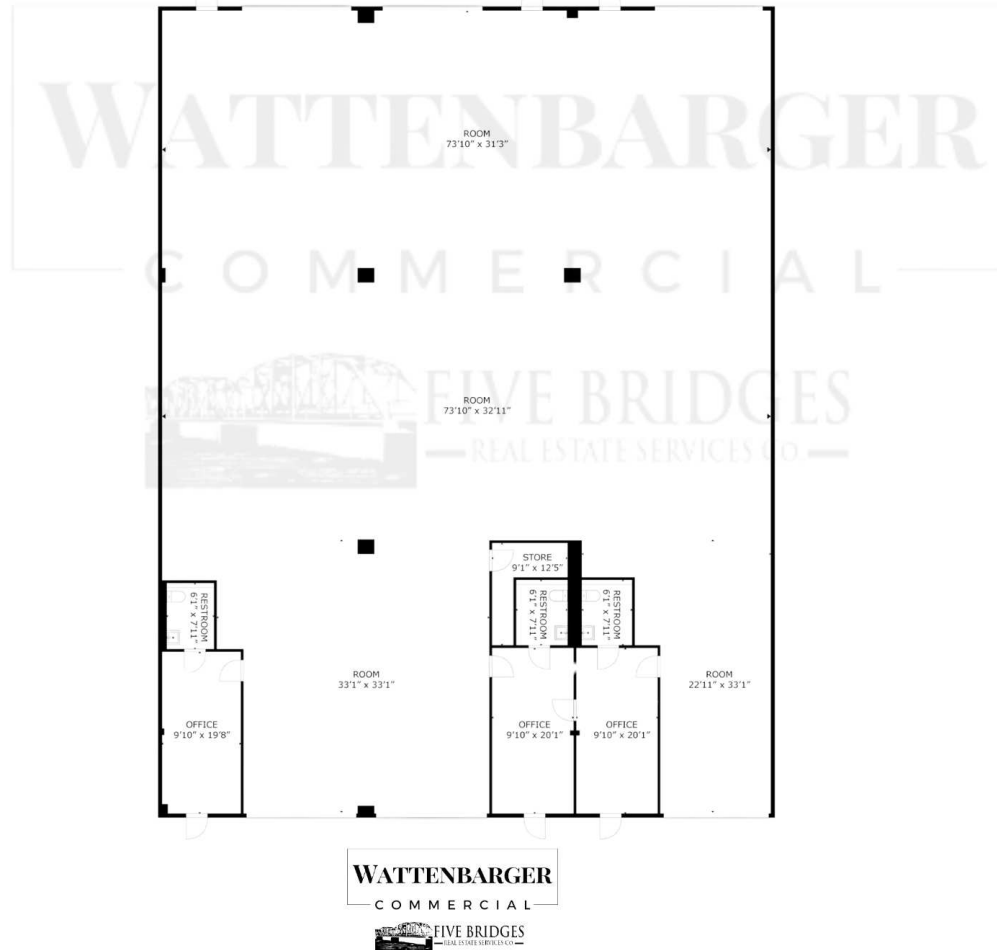


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12202 Hutchinson Blvd, Bld 300, Unit #390  
7,500 SF -Riveria Commerce Park



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OFFICE BUILDING FOR LEASE

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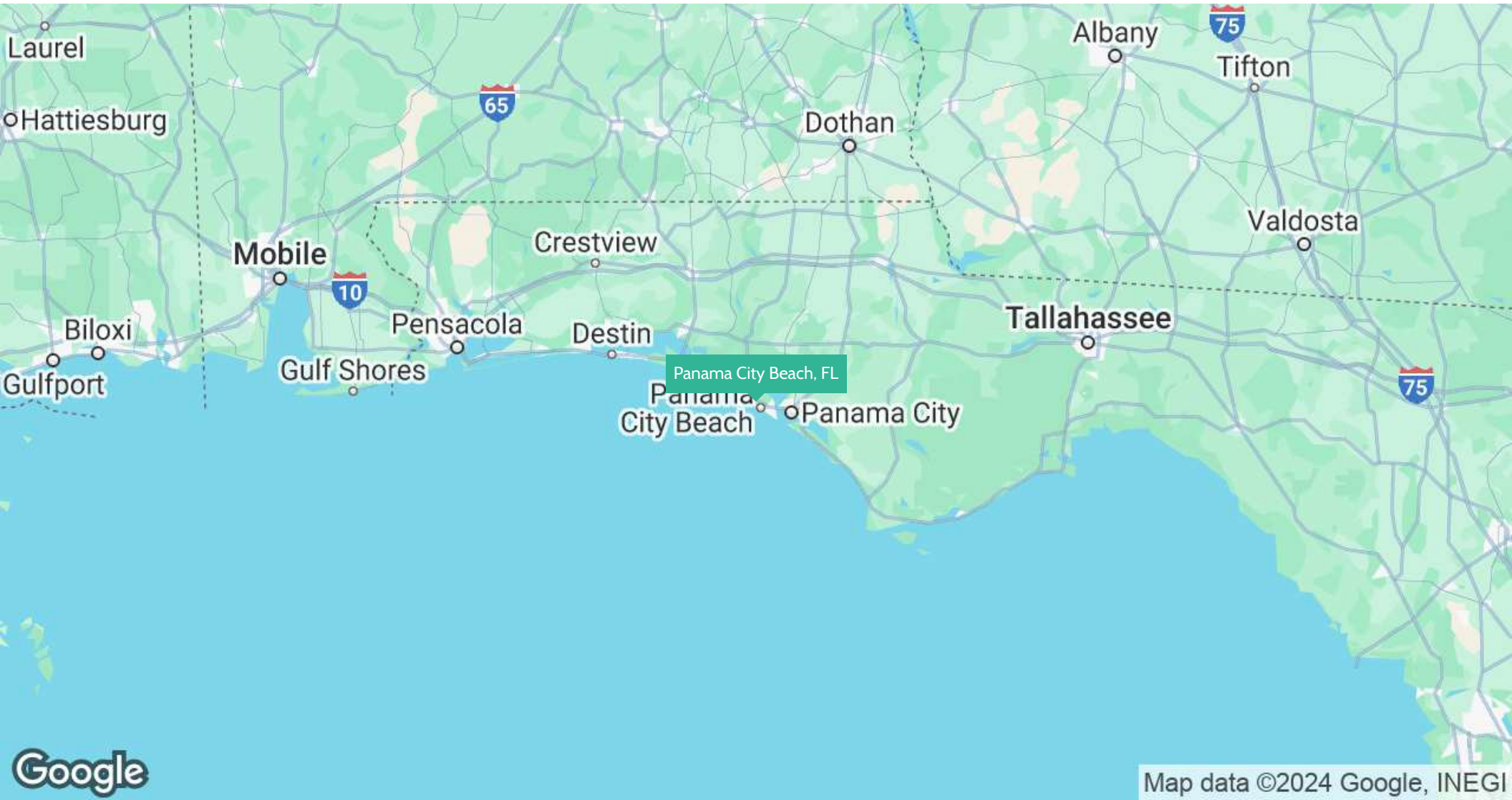
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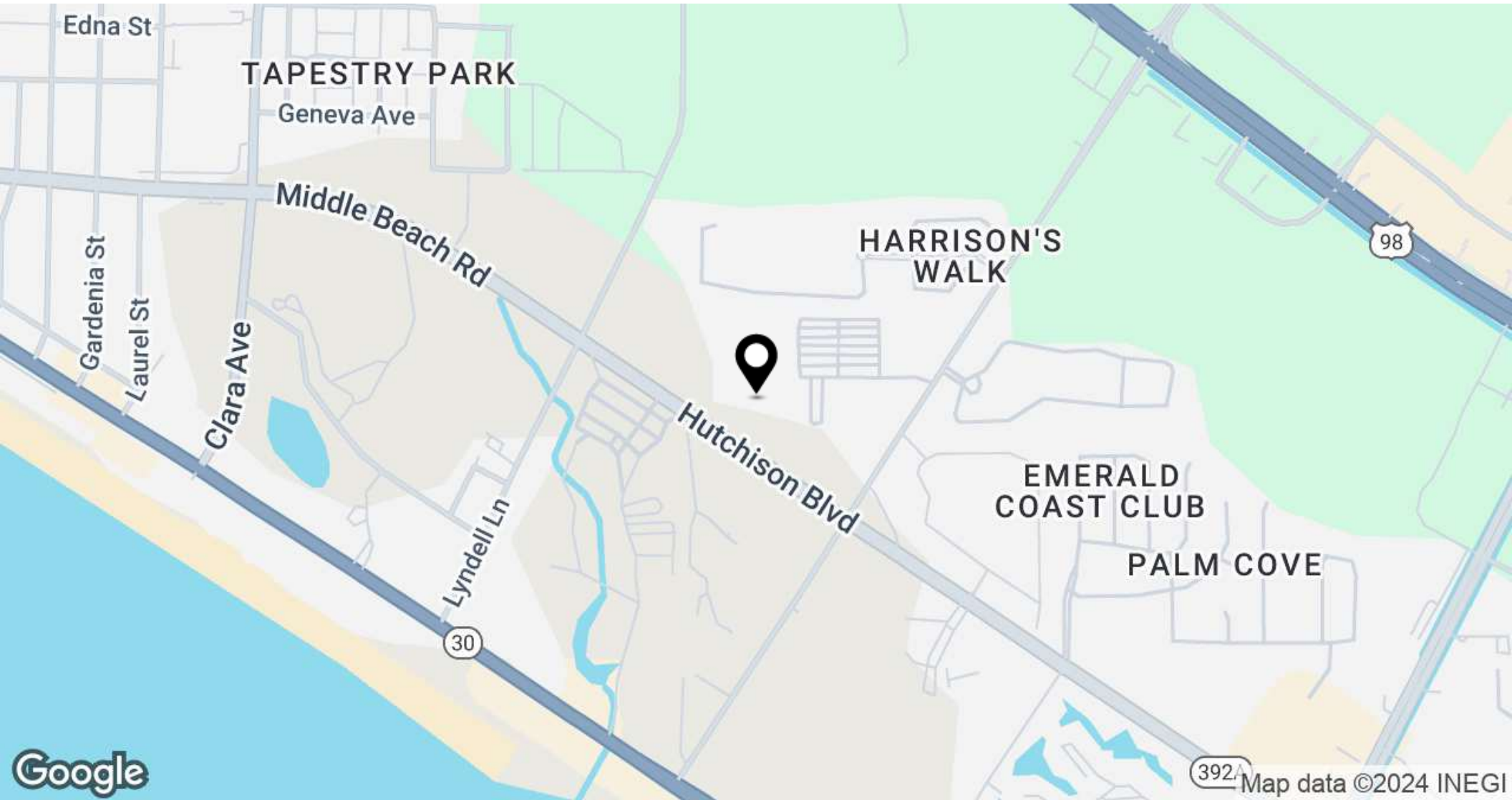
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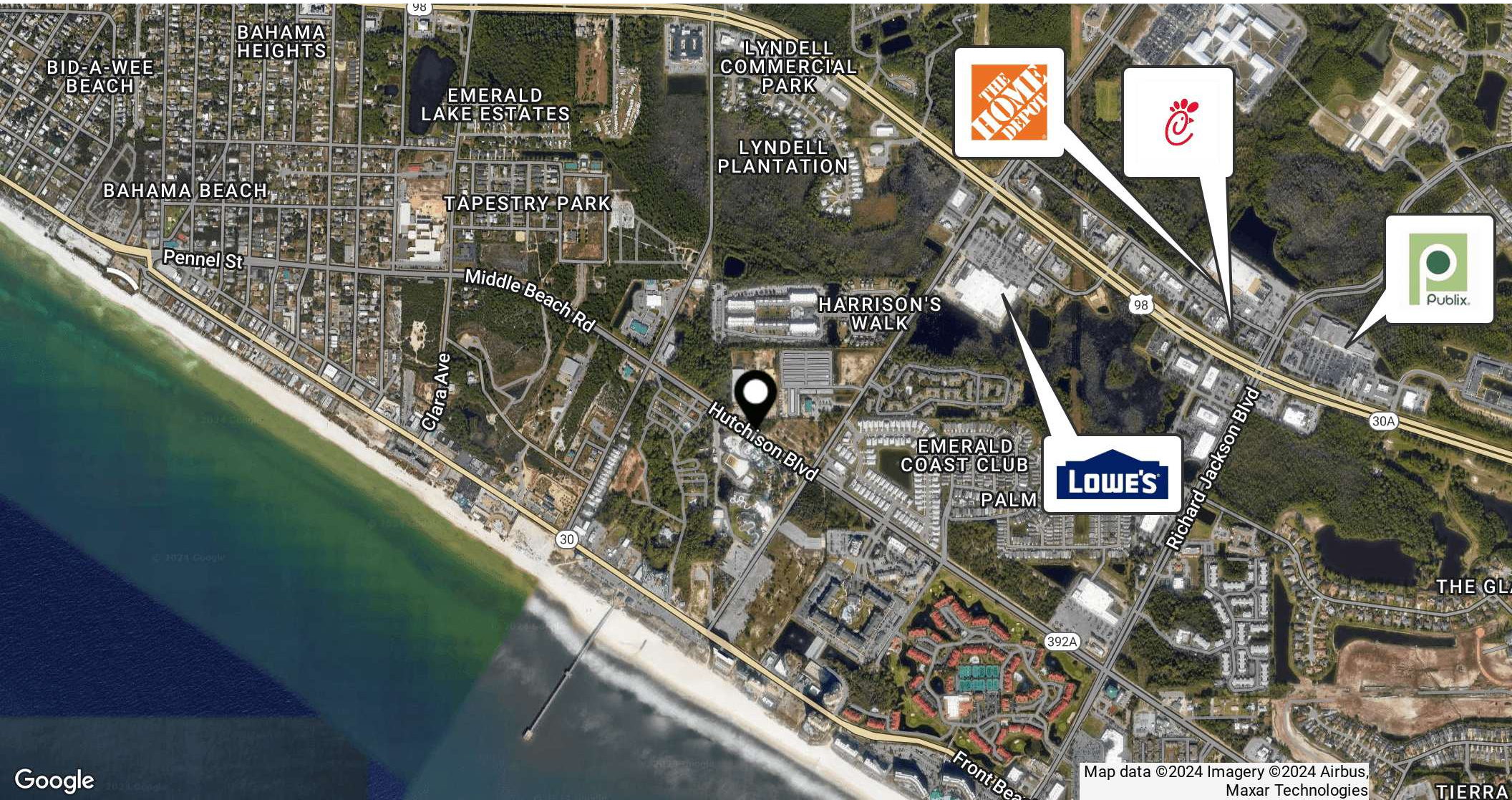


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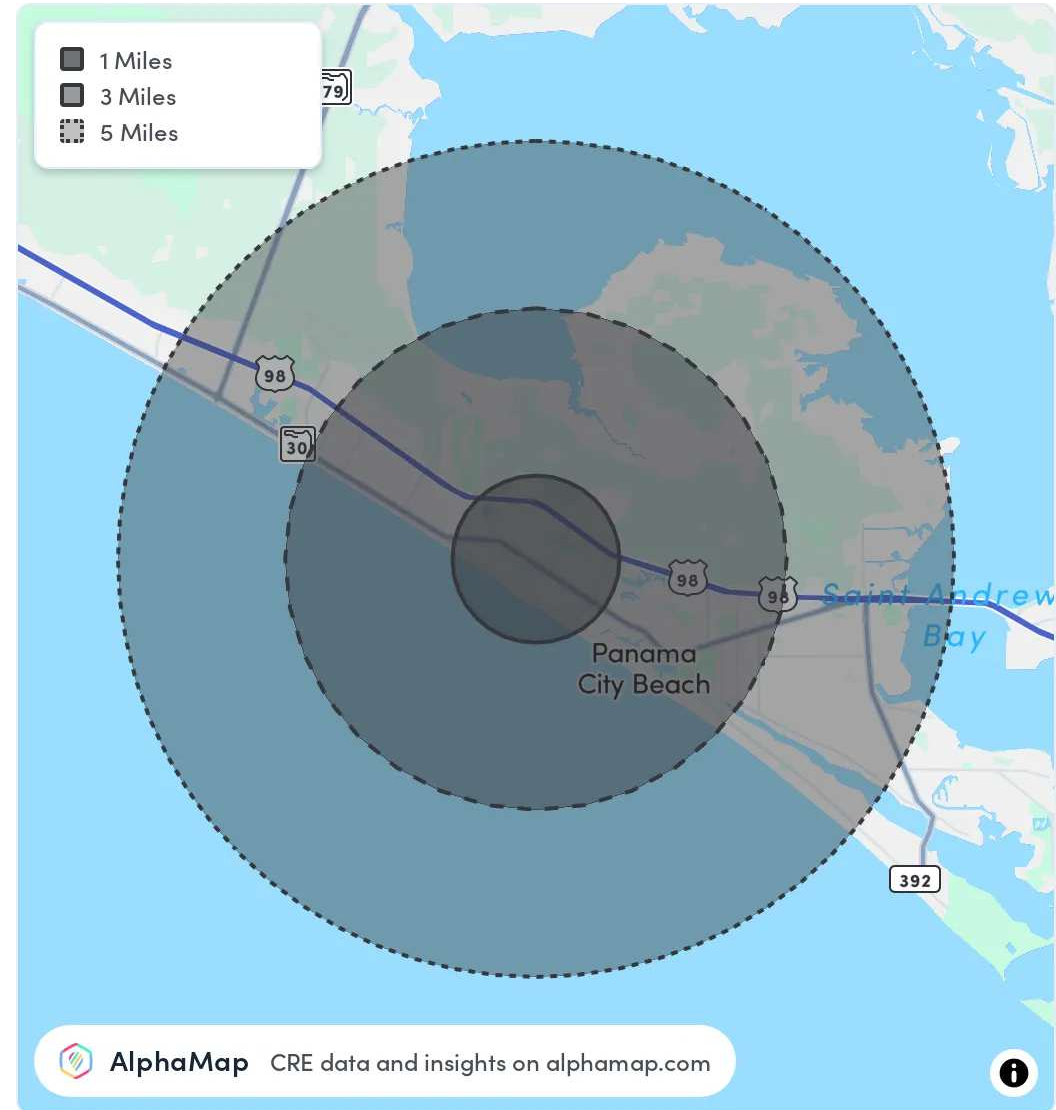


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,651	19,435	38,090
Average Age	41	43	44
Average Age (Male)	39	42	43
Average Age (Female)	43	44	45
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,929	8,459	16,710
Persons per HH	2.4	2.3	2.3
Average HH Income	\$85,953	\$94,605	\$95,483
Average House Value	\$374,703	\$399,570	\$403,084
Per Capita Income	\$35,813	\$41,132	\$41,514

Map and demographics data derived from AlphaMap



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**KEVIN WATTENBARGER, CCIM**

Qualifying Broker

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## PROFESSIONAL BACKGROUND

Meet Kevin Wattenbarger, CCIM: Your Bay County Commercial Real Estate Expert at Five Bridges Real Estate

Kevin Wattenbarger, CCIM, leads Five Bridges Real Estate as the Managing Director and Qualifying Broker. With over two decades of experience in commercial real estate, Kevin specializes in retail, office, industrial, investment properties, and commercial land in Bay County, Florida.

His extensive background includes brokerage, development, construction management, asset management, and real estate investment partnership structures. Kevin's reputation as a trusted professional in northwest Florida is built on delivering insightful market intelligence and impeccable execution to achieve client objectives.

Before his career in commercial real estate, Kevin served as an infantryman in the United States Army, earning honors such as the Combat Infantryman's Badge (CIB), Army Commendation Medal (ARCOM), and recognition for meritorious service during Operation Iraqi Freedom.

With dual Bachelor of Science degrees in Real Estate and Finance from Florida State University (FSU) and the coveted Certified Commercial Investment Member (CCIM #15083) designation, Kevin excels in commercial brokerage, site selection, development, leasing, valuation, and investment analysis.

Five Bridges Real Estate Services Co.  
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