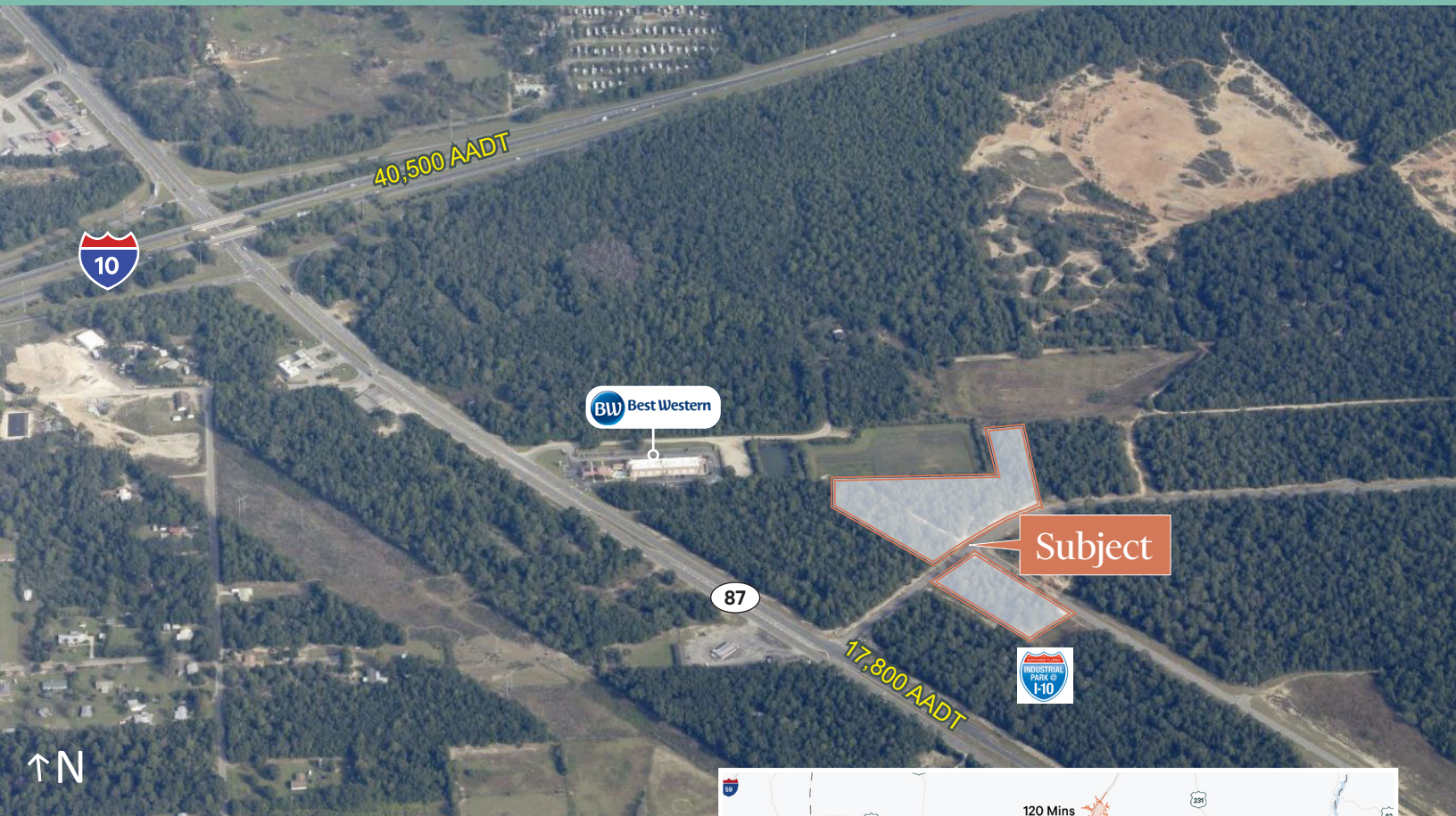


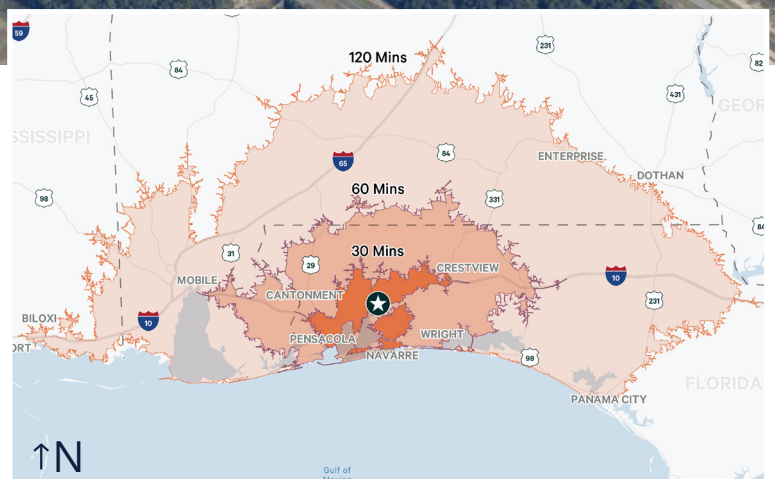
±1 to 6.5 AC Parcel(s) Available

Interstate 10 Industrial Park



Property Highlights

- + M1 Industrial Zoning
- + Utilities Immediately Available
- + Available as an entire site, or as individual parcels of approximately 1-acre
- + Bulk Price: \$1,115,000; call for individual parcel pricing



±1 to 6.5 AC Parcel(s) Available

Technology Avenue | Milton, FL 32583



Location Highlights

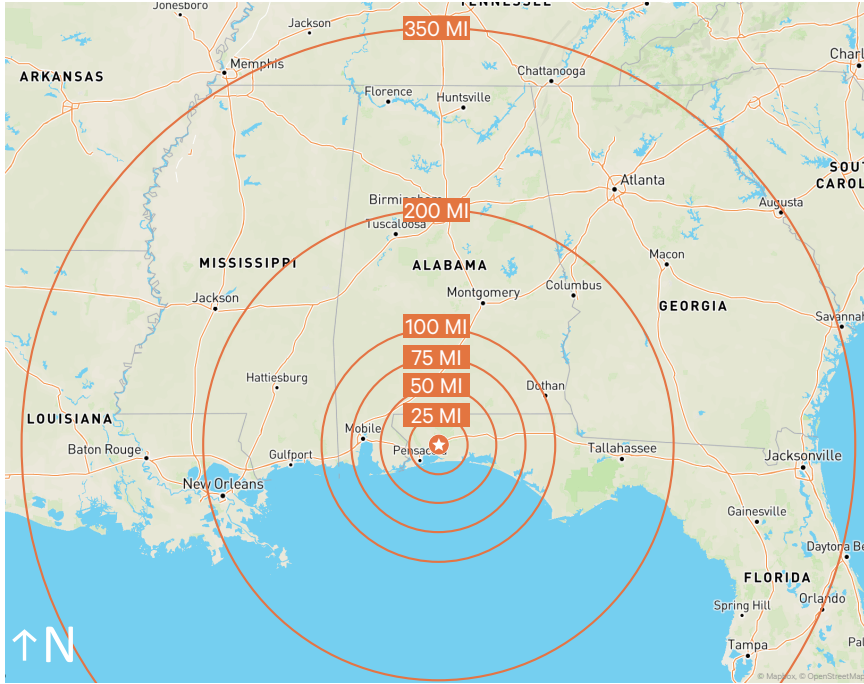
- + Strategically located in the heart of the Emerald Coast’s most dynamic, newly developing distribution/warehouse district, just minutes from Pensacola and the fast growing coastal markets of the Florida Panhandle
- + Immediate access to Interstate 10, and a great location to serve Pensacola, Mobile, the Beaches of the Emerald Coast and the entire Gulf Coast region
- + As part of the Pensacola MSA, the Milton area enjoys among the strongest workforce populations in the Panhandle region, benefiting from its proximity to several major military bases, educational institutions and a supportive community and government services infrastructure.



Demographics (Drive Time)	30 Min	1 Hr	2 Hr
Population	349,980	443,626	1,244,341
Population: Five Year Projection	361,153	459,106	1,258,220
Housing Units	150,600	192,387	628,085
Daytime Population	344,688	426,246	1,223,498
Average Household Income	\$90,523	\$91,117	\$81,106
Daytime Employment	169,058	207,673	536,286
Businesses	14,498	13,793	45,307
Civilian Population 16+ in Labor Force	172,495	212,121	570,020
2023-2028 Compound Annual Household Growth Rate	0.84%	0.91%	0.40%

Santa Rosa County

Santa Rosa County, located in the Pensacola MSA, is thriving, being one of the fastest growing counties in the United States. With its strong military ties, the area offers a strong trained labor force, top rated schools and modern infrastructure. It is an ideal location for a variety of industry needs to serve the growing area, including distribution and logistics, light manufacturing, aerospace OEM and R&D, building supplies, and food & beverage.



Location	Distance	Drive Time
Pensacola, FL	26 Miles	26 min
Destin, FL	41 Miles	55 min
Mobile, AL	72 Miles	1 hr 5 min
Panama City, FL	106 Miles	2 hr 2 min
Tallahassee, FL	172 Miles	2 hr 32 min
New Orleans, LA	216 Miles	3 hr 14 min
Birmingham, AL	243 Miles	3 hr 47 min

<p>8th Fastest Growing Population in Florida</p>	<p>34,000 Area Military Retirees 2,400 More Every Year</p>	<p>1.9% Per Year Population Growth Through 2025</p>	<p>800 Industry Certified Graduates in 2018</p>
<p>4th Highest Median Household Income in Florida</p>	<p>83,192 Laborforce</p>	<p>1,500 New Single-family Homes Will be Needed Annually to Meet Projected Population Growth</p>	<p>GRADE A School District</p>

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