

BELLCORE

COMMERCIAL





PROPERTY DESCRIPTION

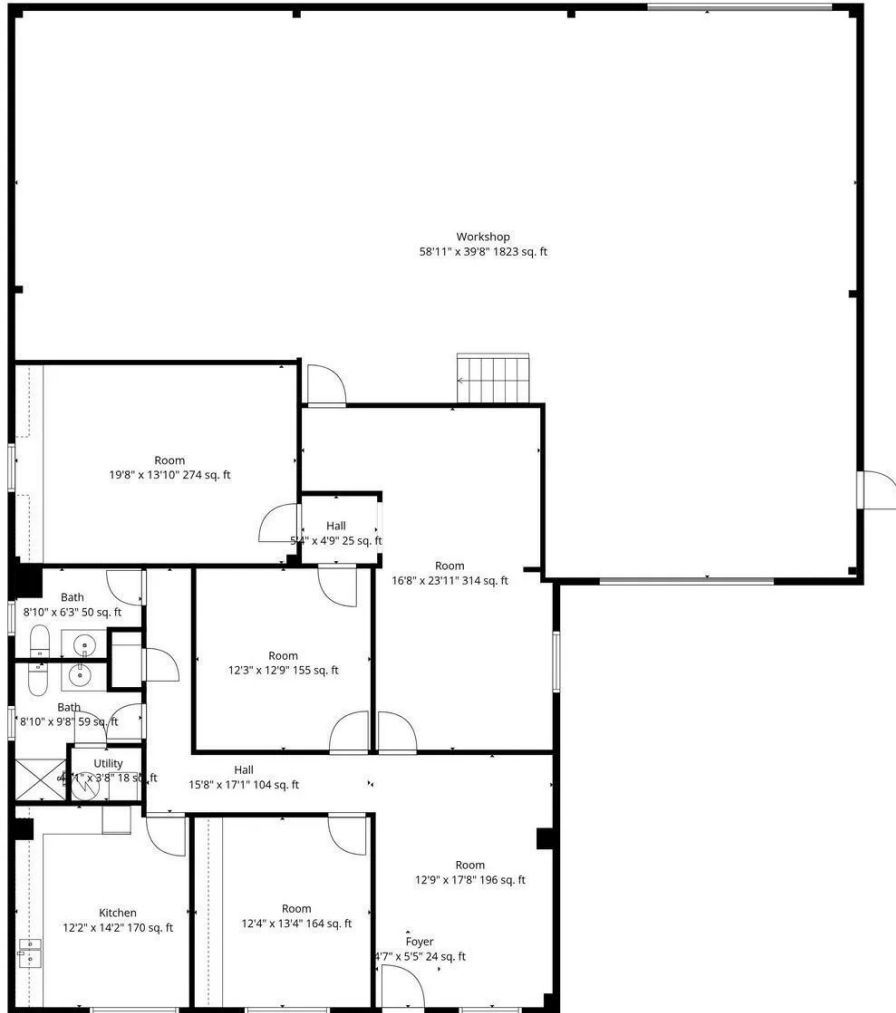
Position your business for success with a versatile 3,712 SF office and warehouse facility designed to support a wide range of commercial operations. The property features six private offices paired with over 1,800 SF of warehouse space, creating an efficient environment for contractors, distributors, service companies, and light industrial users. Warehouse amenities include 16-foot clear ceiling heights, one dock-high loading door, and one drive-in door to streamline loading and daily operations. Abundant on-site parking accommodates employees, customers, and company vehicles, while frontage along a corridor with approximately 21,000 vehicles per day provides outstanding visibility and signage exposure. This flexible configuration offers an ideal blend of professional office space and functional warehouse capabilities.

PROPERTY HIGHLIGHTS

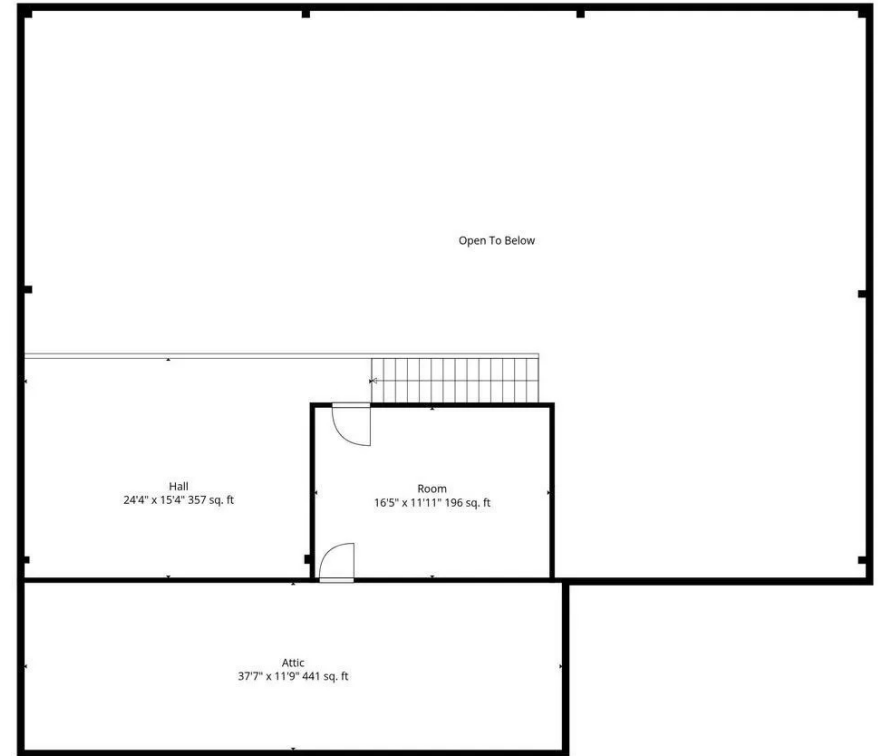
- Six private offices
- Over 1,800 SF warehouse space
- 16-foot clear ceiling height
- Dock high and drive-in loading doors
- Ample on-site parking
- High traffic location with 21,000 AADT

OFFERING SUMMARY

Lease Rate:	\$12 SF/yr (NNN)
Lot Size:	0.687 Acres
Building Size:	3,712 SF
Zoning	COM
Property Type	Office / Warehouse
Traffic Count	21,000



1st Floor



2nd Floor

TOTAL: 2223 sq. ft

1st floor: 1645 sq. ft, 2nd floor: 578 sq. ft

EXCLUDED AREAS: WORKSHOP: 1823 sq. ft, LOW CEILING: 441 sq. ft, OPEN TO BELOW: 1771 sq. ft,

WALLS: 241 sq. ft



Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

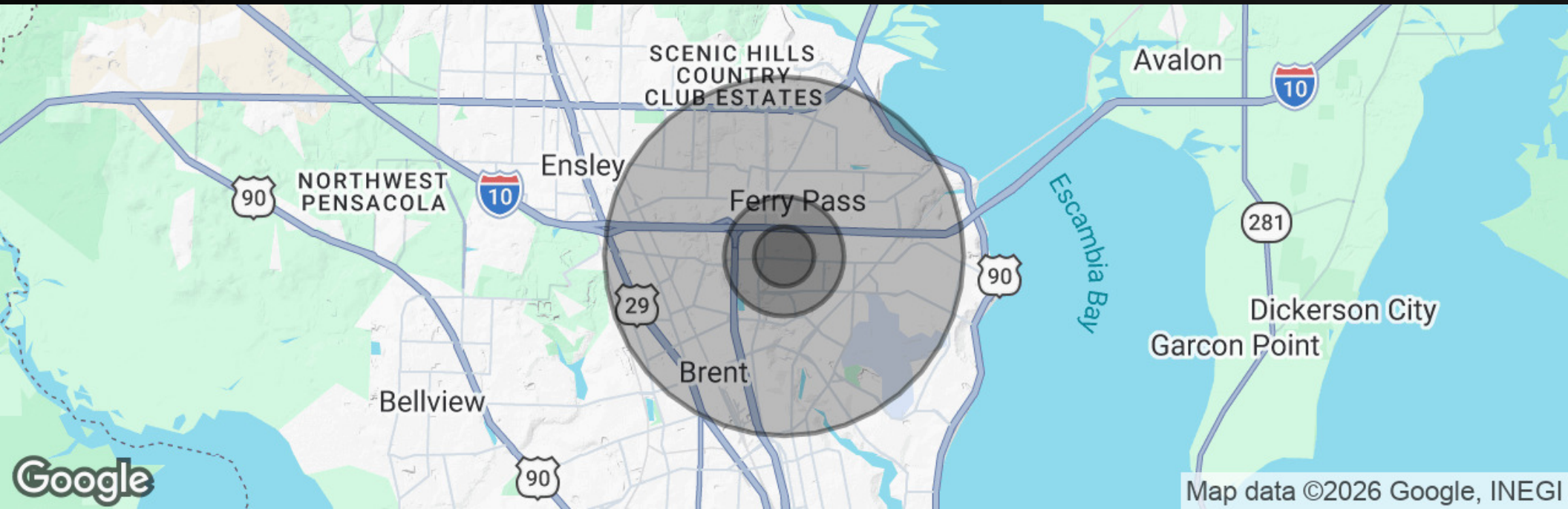












POPULATION	0.5 MILES	1 MILE	3 MILES
Total Population	1,685	7,290	61,385
Average Age	32.5	33.4	36.4
Average Age (Male)	32.1	33.8	36.4
Average Age (Female)	35.9	35.9	38.6

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	3 MILES
Total Households	731	3,157	24,865
# of Persons per HH	2.3	2.3	2.5
Average HH Income	\$54,728	\$64,065	\$80,793
Average House Value	\$195,967	\$207,510	\$231,211

2023 American Community Survey (ACS)





HARRY BELL JR.

Managing Broker

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PROFESSIONAL BACKGROUND

Harry Bell is the President and Managing Broker 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.

Harry 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, Harry sold his brokerage, John S. Carr & Associates, to an affiliate of Berkshire Hathaway in 2015. Harry brought his unique sales approach, marketing capabilities, and competitiveness to one of the largest real estate companies in the world. Under Berkshire, Harry and his team quickly became #1 globally ranked in commercial sales 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

Harry has earned a Bachelor of Science degree in Finance

MEMBERSHIPS

Mr. Bell is a member of many prominent industry organizations including the International Council of Shopping Centers, the National Association of Realtors, Florida Association of Realtors, Pensacola Association of Realtors, and the Emerald Coast Association of Realtors, to name a few.

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