

# West Side Warehouse Opportunity

## 735 N Fairfield Dr, Pensacola, FL 32506

Listing ID: 30877417  
Status: Active  
Property Type: Industrial For Sale  
Industrial Type: Flex Space, Manufacturing  
Size: 27,491 SF  
Sale Price: \$2,475,000  
Unit Price: \$90.03 PSF  
Sale Terms: Cash to Seller, Purchase Money Mortgage  
Loading: 6 Doors  
Drive-In Bays: 1 Bay



### Overview/Comments

Discover an exceptional industrial opportunity in the Pensacola MSA with this expansive property located near the intersection of Fairfield Dr and Lillian Hwy. The offering includes a substantial 27,491 square foot building set on over 2.4 acres, constructed in 1985. This strategically situated asset is zoned HC/LI, making it ideal for a variety of industrial, warehouse, or distribution uses.

Currently, the building is occupied by a business that is in the process of relocating, providing a unique chance for a new owner to take advantage of this well-maintained space. The facility features a generous warehouse area complemented by a stand-alone office facilities. The property is equipped with six roll-up doors to facilitate efficient loading and unloading processes, further enhancing its operational capabilities.

Security is a key feature of this property, with a fenced perimeter ensuring a safe environment for your business activities. Its prime location in a thriving market adds significant value, offering excellent connectivity and visibility.

This property represents a remarkable investment opportunity for those seeking a high-quality, well-positioned industrial asset with ample space and flexibility.

### More Information Online

<https://www.gulfcoastcmls.com/listing/30877417>

### QR Code

Scan this image with your mobile device:



### General Information

Taxing Authority:	Escambia County	Property Use Type:	Vacant/Owner-User
Tax ID/APN:	122S311401000000 and 122S311402000000	Building/Unit Size (RSF):	27,491 SF
Industrial Type:	Flex Space, Manufacturing, Light Industrial, Truck Terminal, Warehouse/Distribution	Land Area:	2.45 Acres
Zoning:	HC/LI	Sale Terms:	Cash to Seller, Purchase Money Mortgage

### Area & Location

Property Located Between:	Lillian Hwy and Hwy 98 W	Site Description:	Fully developed commercial property with ample parking and on-site water retention.
Highway Access:	Easy access to Hwy 98 and other major thoroughfares.	Area Description:	Area is mixture of residential, commercial, and light industrial. Retail and restaurants are nearby.
Airports:	PNS - Pensacola International Airport		

### Building Related

Total Number of Buildings:	2	Construction/Siding:	Metal Siding
Number of Stories:	1	Parking Type:	Surface
Year Built:	1969	Parking Description:	Ample for employees and for company vehicles/trucks.
Year Renovated:	1995	Eave Height:	24
Roof Type:	Gable		

Column Spacing:	Clear Span	Freight Elevators:	0
Loading Doors:	6	Sprinklers:	Dry
Drive-In Bays:	1	Interior Description:	Clear span construction. Some portions have been separated by demising wall and can be re-opened.
Passenger Elevators:	0		

Exterior Description Typical Metal Warehouse, raised panels, with continuous delivery level loading docks, one semi-trailer height loading dock, and ramp to access parking lot.

### Land Related

Zoning Description:	Heavy Commercial/Light Industrial	Water Service:	Municipal
Lot Frontage:	368	Sewer Type:	Municipal
Lot Depth:	280	Land Ownership:	Fee Simple / Florida Limited Liability Company

Legal Description BEG 441 FT S OF NE COR OF SE 1/4 OF SE 1/4 W & PARL TO S LI OF SEC 50 FT FOR POB CONT W 104 T S & PARL TO E LI OF SEC 184 FT E & PARL TO TO S LI OF SEC 104 FT N & PARL TO E LI OF SEC 184 FT TO POB OR 6560 P 1641

### Location

Address:	735 N Fairfield Dr, Pensacola, FL 32506
County:	Escambia
MSA:	Pensacola-Ferry Pass-Brent



### Property Images



IMG\_2016



IMG\_1836



IMG\_1838



IMG\_2024



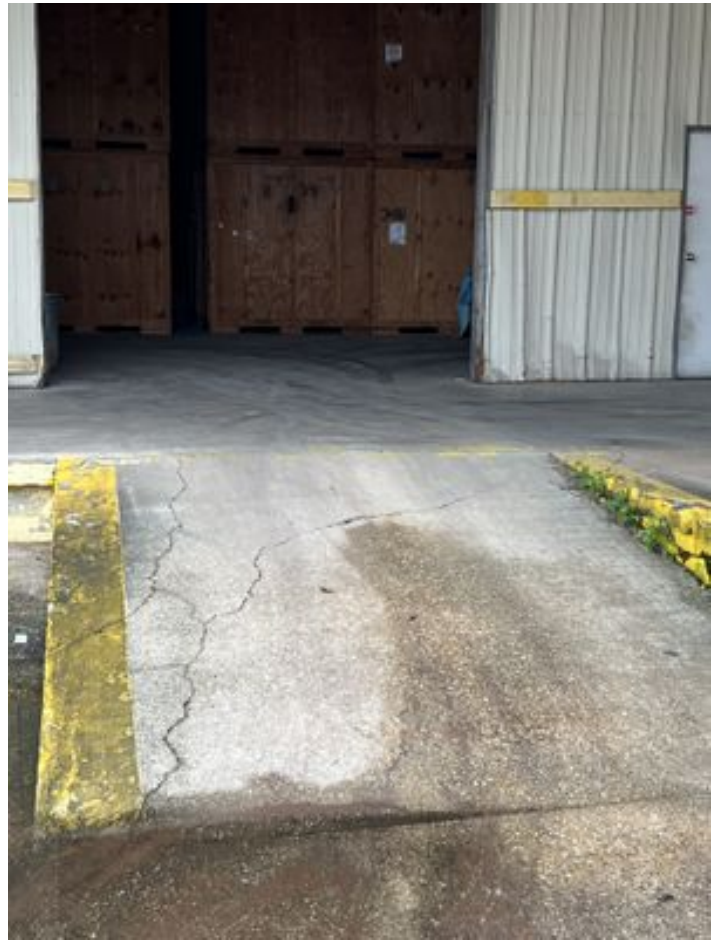
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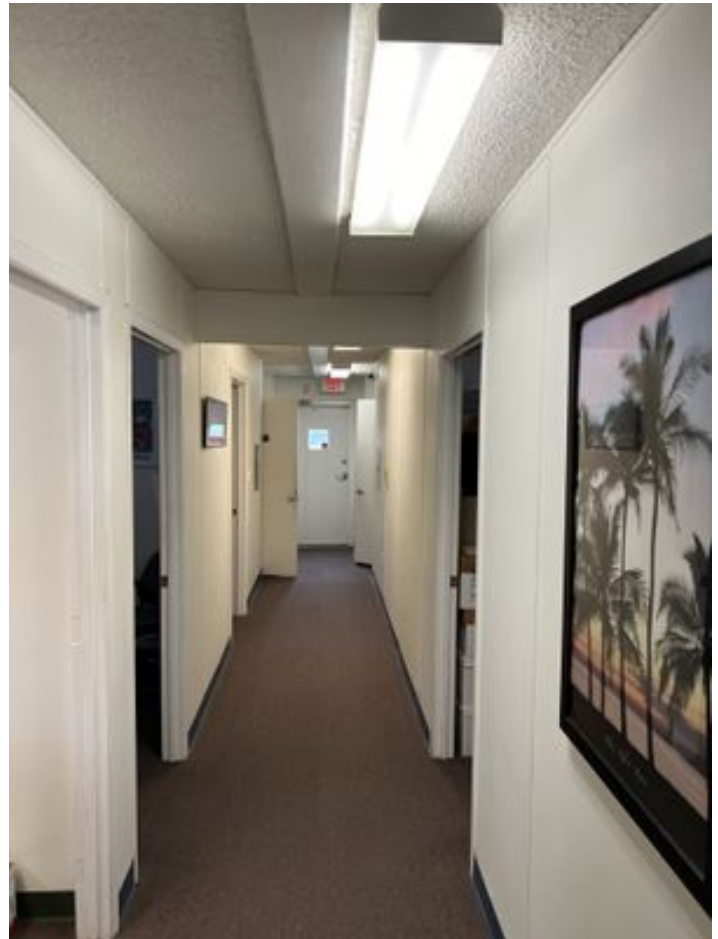
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IMG\_2013



IMG\_2014



IMG\_2012



IMG\_2018



IMG\_2019



IMG\_2020





IMG\_2021



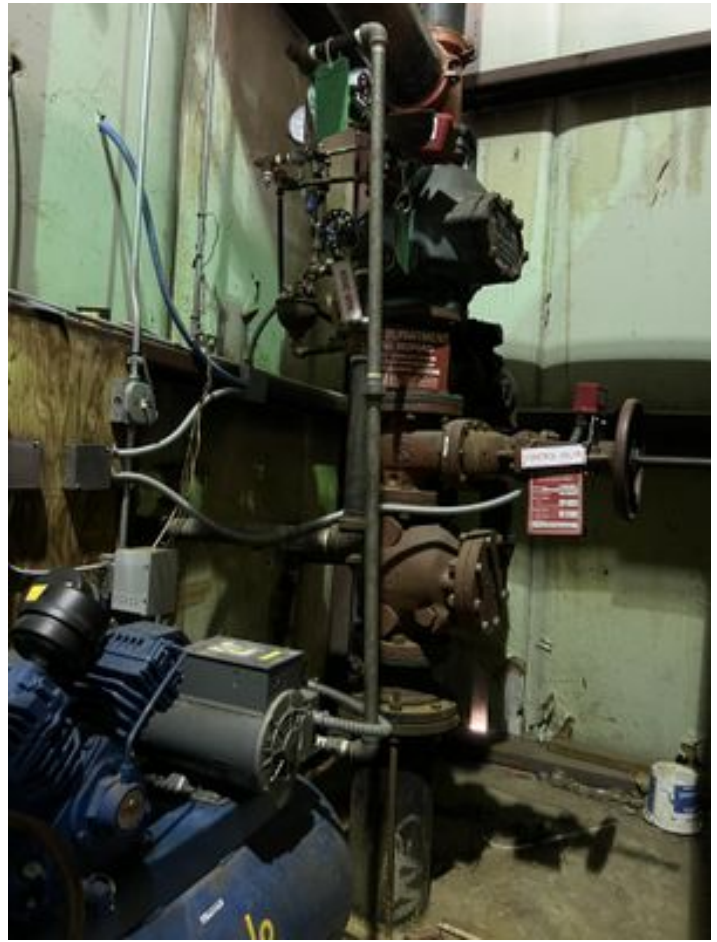
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IMG\_2023



IMG\_2027



IMG\_2028



IMG\_2029



IMG\_2030



IMG\_2031

## Property Contacts

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