



7801 Sears Boulevard - Land Lease in Industrial Complex

Pensacola, Florida 32514

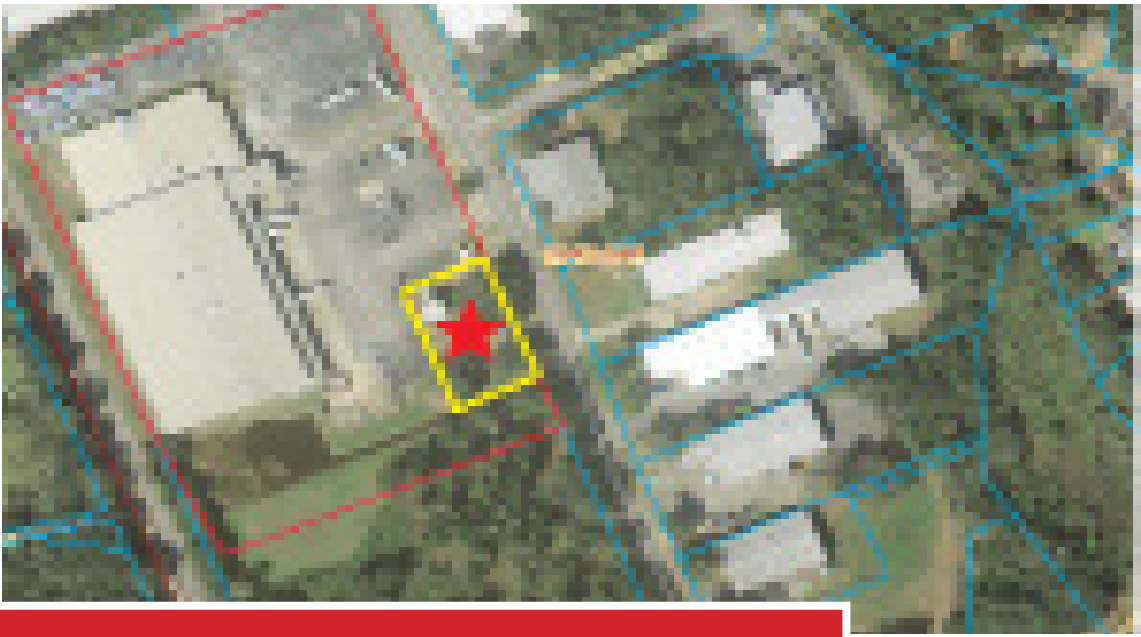
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24 West Chase Street
Pensacola, FL 32505
850 433 0577

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Land Lease Opportunity



Property Information

7801 Sears Blvd.
Pensacola, Fl.

Lease Description

Land Size:	.06 AC
Dimensions-	185' x 115'
Zoning:	HCLI
Rate:	\$3,000 per month plus, sales tax
Lease Type:	Modified Gross
Services Provided:	Property Taxes, Property INS, CAM
Term:	One (1) Year

About the Complex

Land Lease opportunity in n 98,481 SF Multi Tenant ID Complex
Additional WHSE/ Lay-down yard available. .

Lot Size:	Total Land <u>for the complex</u> 13.59 Acres
Lot Size for Lease	.6 AC
Parcel ID:	211S302101000055
Legal Description:	in file

Area Information

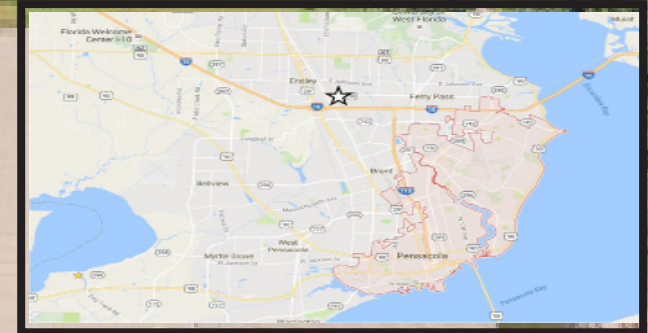
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Centrally located to I-10

Transportation & Trade Corridor

Quick to Rail & Port

Ground Lease Area



Strategic location just off Interstate 10. I-10 is the southernmost cross-country interstate highway in the American Interstate Highway System. It stretches from the Pacific Ocean at State Route 1 (SR 1) (Pacific Coast Highway) in Santa Monica, California, to I-95 in Jacksonville, Florida. This freeway is part of the originally planned Interstate Highway network that was laid out in 1956, and its last section was completed in 1990. I-10 is the fourth-longest Interstate Highway in the United States, Florida's largest east-west connector, Interstate 10, runs right through the region. Products can reach much of the United States and parts of Canada by truck within a single day

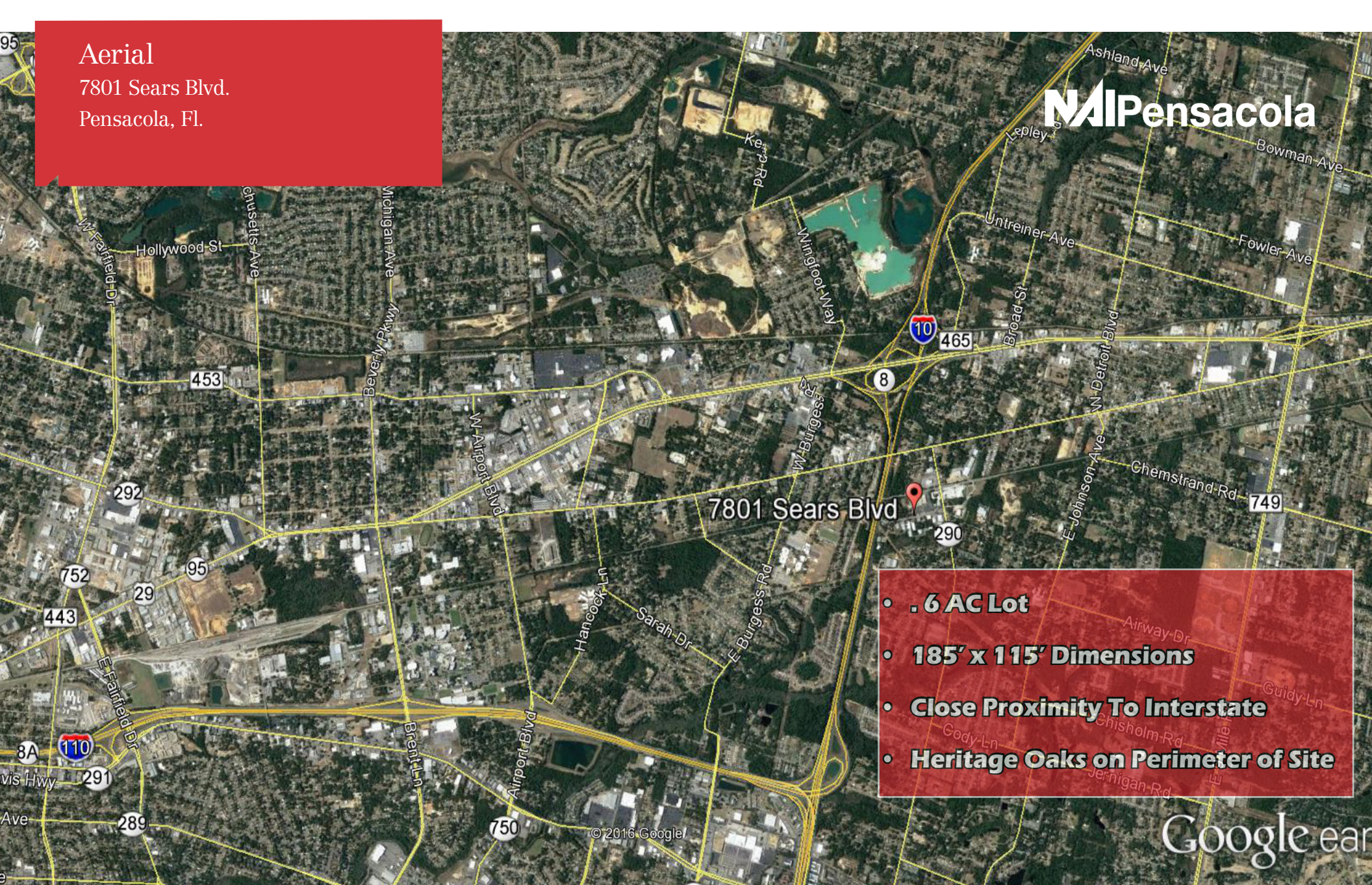
SHIPPING AND DISTRIBUTION

Within a five-mile radius, residents and business can access major thoroughfares by land, sea or air with Interstate 10, CSX and the Gulf Coast Railway, three deep-water ports, two of which have foreign trade zone designations, an international airport with 11 non-stop flights, and entry to the Intercoastal Waterway.

Aerial

7801 Sears Blvd.
Pensacola, Fl.

NAI Pensacola



- **.6 AC Lot**
- **185' x 115' Dimensions**
- **Close Proximity To Interstate**
- **Heritage Oaks on Perimeter of Site**

Disclaimer This document is intended for indicative purposes only and may not be construed as contractual. All information contained in this document has been provided by NAI Pensacola who accepts no responsibility for its accuracy. Verification of the information herein remains the responsibility of the lessee. The Owner retains the right to modify the indicated conditions or to withdraw the Property from lease at any time. In the case of a material change in the information contained herein the proposed condition of leasing may be varied.

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