

BELLCORE
COMMERCIAL

SITE
+/- 10,168 SF
+/- 1.07 Acres
Zoned HC/LI

N Palafox St | 11,900 AADT

PG **PENSACOLA GLASS**
Company
The Clear Choice Since 1936

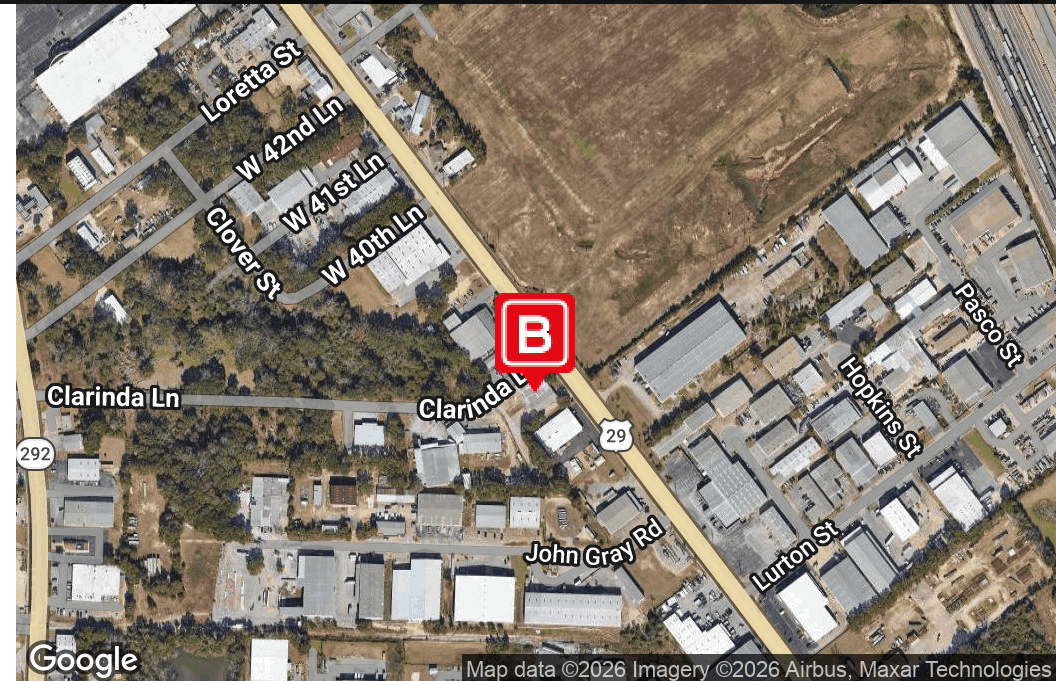
10,168 SF WAREHOUSE / OFFICE SPACE

3885 N PALAFOX ST, PENSACOLA, FL 32505



PROPERTY DESCRIPTION

3885 N Palafox St, Pensacola, FL presents an opportunity to acquire approximately 10,168 SF of industrial/flex space in a well-established Pensacola commercial corridor. The property offers a functional layout suited for a variety of industrial, warehouse, distribution, showroom, service, or flex uses, providing flexibility for both owner-users and investors. Located along N Palafox Street near Clarinda Lane, the property benefits from convenient access to major transportation routes, Pensacola International Airport, and the Port of Pensacola. An opportunity to acquire a versatile commercial asset in an established Pensacola industrial and flex market.



PROPERTY HIGHLIGHTS

- 2 On-Grade Overhead Doors
- Fenced Yard for outdoor storage or secured operations
- Established commercial and industrial business corridor

OFFERING SUMMARY

Sale Price:	\$1,162,500
Lease Rate:	\$10 SF/yr (NNN)
Lot Size:	1.07 Acres
Building Size:	10,168 SF
Zoning	HC/LI
Property Type	Industrial
Traffic Count	11,900

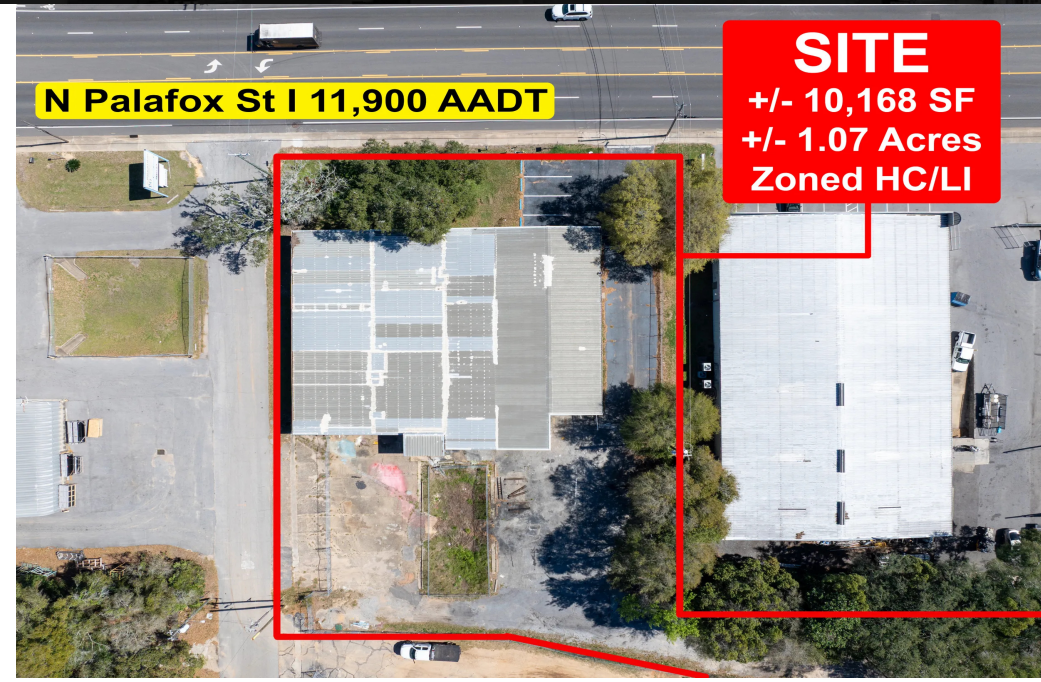


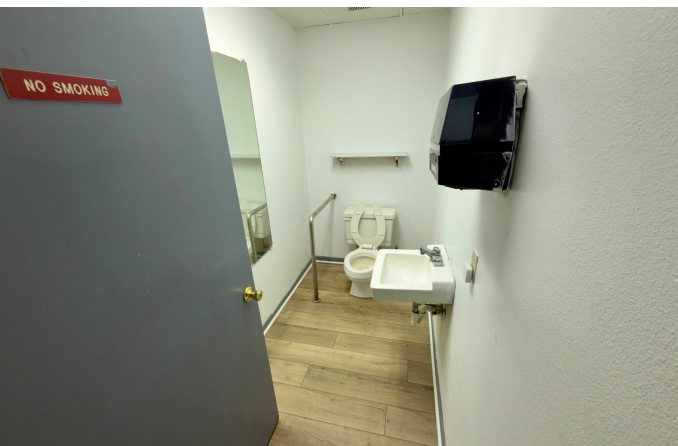
LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	10,168 SF	Lease Rate:	\$10 SF/yr

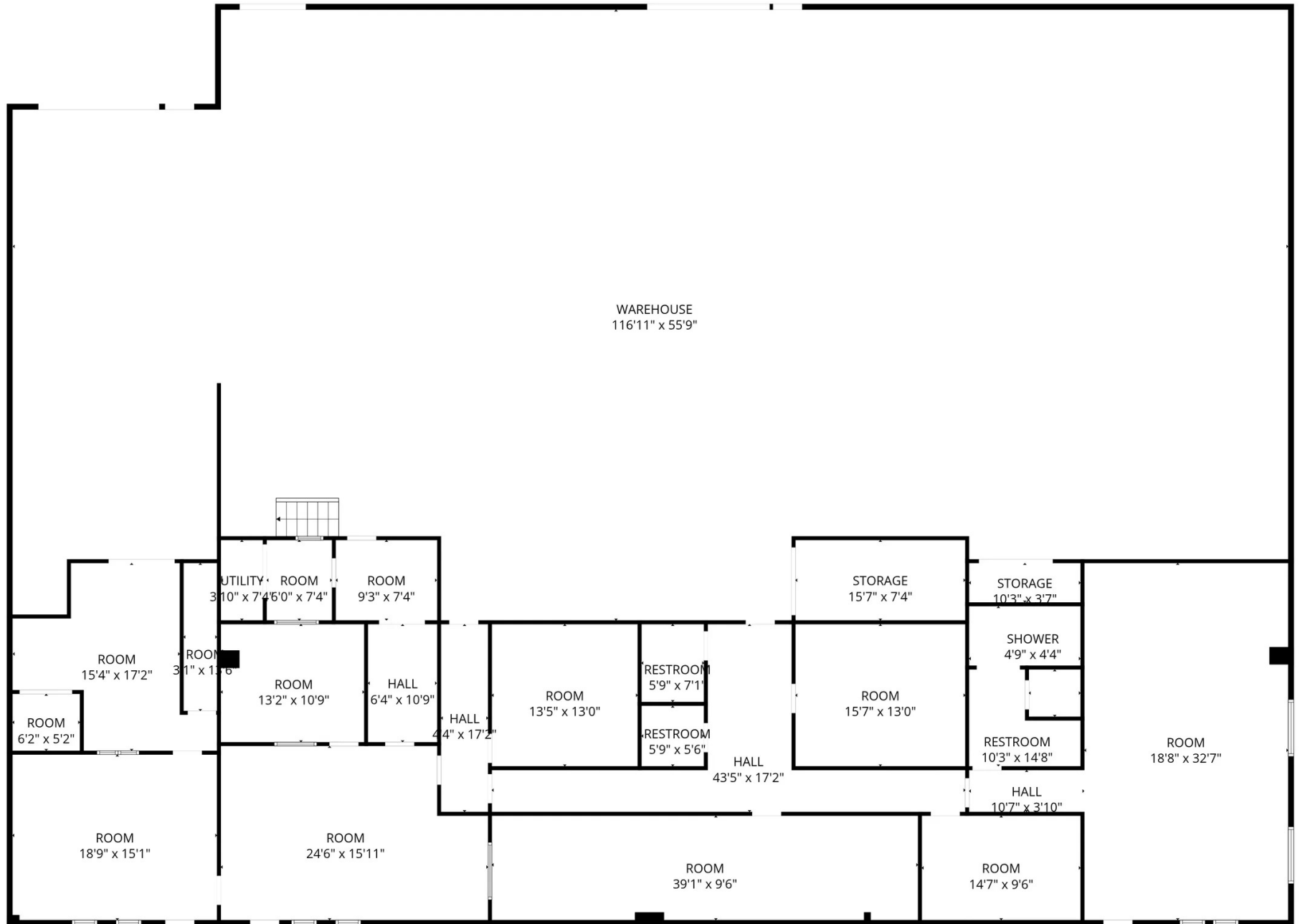
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3885 N Palafox St, Pensacola, FL	Available	10,168 SF	NNN	\$10.00 SF/yr	10,168 SF bldg. 4,140 SF office and 6,028 SF Warehouse with 2 O/H on-grade doors.

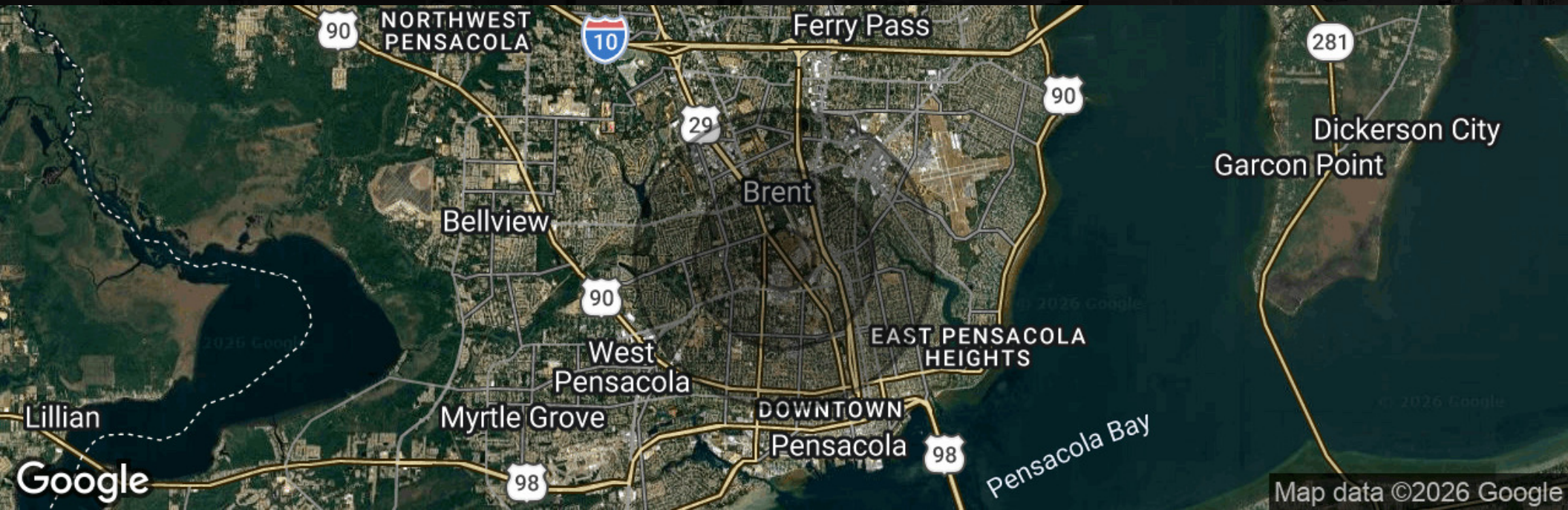












POPULATION	0.5 MILES	1.5 MILES	2.5 MILES
Total Population	677	15,073	47,731
Average Age	26.2	32.9	35.3
Average Age (Male)	18.8	32.9	33.7
Average Age (Female)	37.5	36.8	38.5

HOUSEHOLDS & INCOME	0.5 MILES	1.5 MILES	2.5 MILES
Total Households	249	4,912	17,629
# of Persons per HH	2.7	3.1	2.7
Average HH Income	\$33,997	\$51,815	\$73,394
Average House Value	\$47,323	\$186,250	\$237,722

2023 American Community Survey (ACS)



ROBERT BELL

Partner, Senior Advisor , & Property Manager

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FL #SL698346

PROFESSIONAL BACKGROUND

Rob Bell is the Vice President and Senior Advisor 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.

Rob 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, Rob sold his brokerage, John S. Carr & Associates, to an affiliate of Berkshire Hathaway in 2015. Rob brought his unique sales approach, marketing capabilities, and competitiveness to one of the largest real estate companies in the world. Under Berkshire, Rob was a member of the President's Circle every year, and globally ranked in the top 5% of commercial sales and leasing 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

Mr. Bell attended the University of Alabama in Tuscaloosa and holds his Bachelor of Science degrees in Business Administration and Finance from the University of West Florida.

MEMBERSHIPS

Mr. Bell is a member of many prominent industry organizations including NAIOP – Commercial Real Estate Development, International Council of Shopping Centers, National Association of Realtors, Florida Association of Realtors, and Pensacola Association of Realtors, and ARVC National RV Park Association, to name a few.

A graduate of the 2005 Leadership Pensacola Class, Mr. Bell has been an active volunteer in multiple civic and charitable organizations including the Pensacola Little Theater, Coastal Conservation Association, and Big Brothers Big Sisters.

Bellcore Commercial
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