

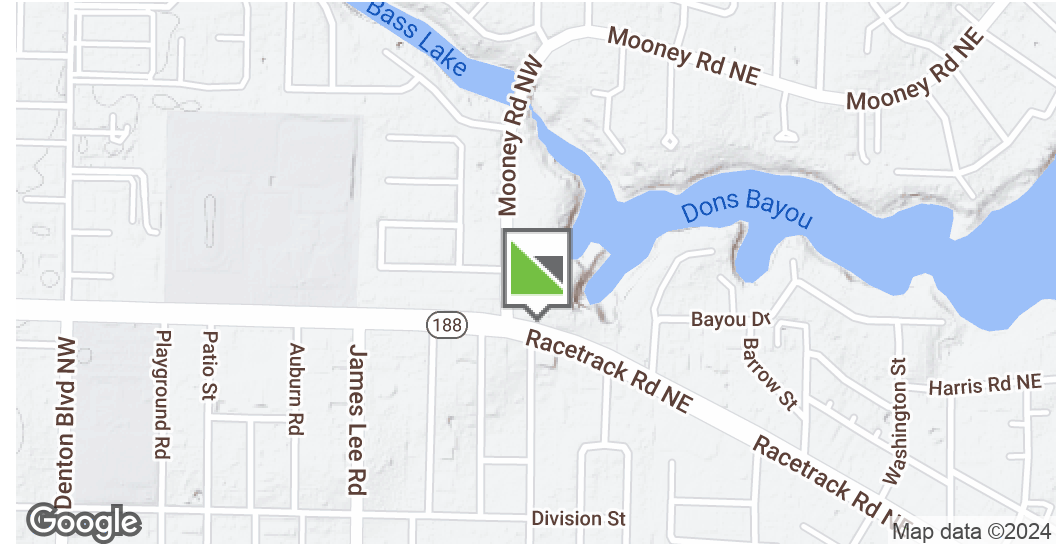
OFFICE/ SHOWROOM/ SERVICE CENTER

2 Racetrack Rd NE, Fort Walton Beach, FL 32547

OFFICE/ SHOWROOM & SERVICE
CENTER BUILDING FOR LEASE

TAYLORALLEN
PROPERTIES

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Building Size:	9,760 SF
Available SF:	9,760 SF
Lot Size:	0.81 Acres
Number of Units:	1
Year Built:	1983
Renovated:	2020
Zoning:	Commercial C-3
Market:	Fort Walton Beach

PROPERTY OVERVIEW

Available for lease- 9760 sf freestanding Office/ Warehouse in Fort Walton Beach FL. This property is made up of 5140sf of Office / Showroom and 4620sf of warehouse. The property is .8 acres with 30 parking spaces and has access from both Mooney Rd and Racetrack Rd. This property has excellent access and visibility making it a great location for service related businesses.

PROPERTY HIGHLIGHTS

- Conveniently Located
- Generous Parking
- 28,500 AADT

For More Information:

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ADDITIONAL PHOTOS



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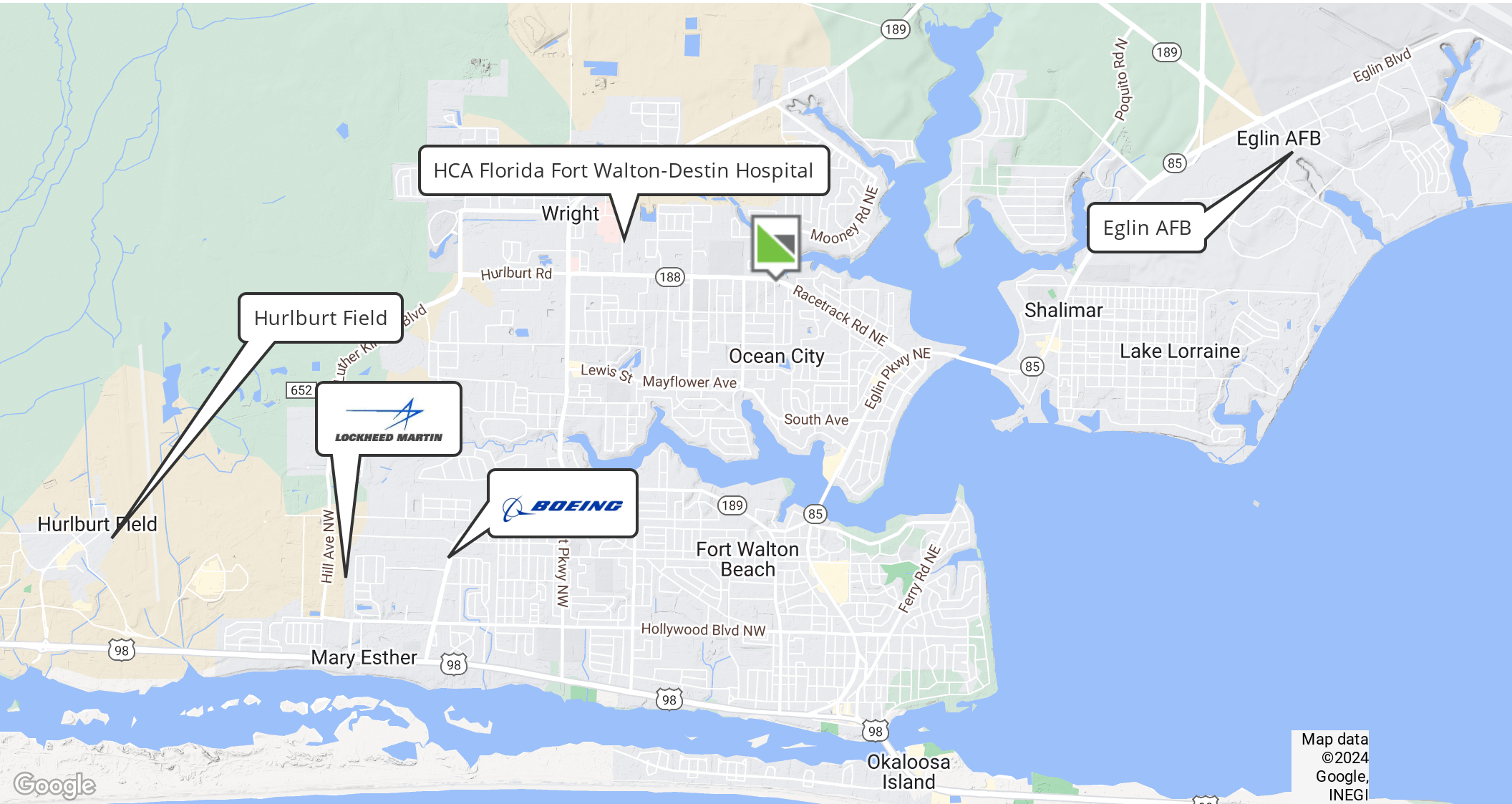
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RETAILER MAP

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PROPERTIES



Map data
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ADVISOR BIO & CONTACT 1

CHAD KNAEPPLER, CCIM, SIOR

Executive Director



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PROFESSIONAL BACKGROUND

Chad Knaepple is the Co-founder/Executive Director of Taylor Allen Properties and specializes in the sale of Commercial Investment Property and the Leasing of Office and Industrial space. Chad is one of only two Brokers in Northwest Florida to achieve both the CCIM and the SIOR designations from the Society of Industrial and Office Realtors. These designations are reserved for highly-qualified real estate practitioners with a strong transactional history. Chad has been a Licensed Realtor in the State of Florida since 2002 and has solely focused on commercial sales and leasing over the last ten years. In 2019, Chad was able to sell or lease over 300,000 square feet of improved commercial property to include negotiating a 25,000 square foot, Class A office lease with Turnberry Associates in Destin, Florida. He also secured the re-tenant and sale of a 61,000 square foot business park in Panama City Beach, Florida, and the re-development of 32,000 square foot heavy industrial site in Freeport, Florida. Mr. Knaepple currently serves as a Board Member of Gulf Coast Commercial MLS (regional commercial MLS), Treasurer of the Airport Plaza Commercial Condominium and also volunteers his time professionally for Food for Thought Florida (501 c 3) advising on site selection, valuations, and negotiations for their current and past locations.

EDUCATION

Louisiana State University- School Of Architecture

MEMBERSHIPS & AFFILIATIONS

CCIM SIOR

Commercial Realtor of the Year 2015 & 2017

Gulf Coast Commercial MLS- Board of Directors

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