

Industrial Opportunity

583 Armistead Blvd, Bldgs A & B
Holt, FL 32564

20,000 SF Industrial Space Available



Highlights

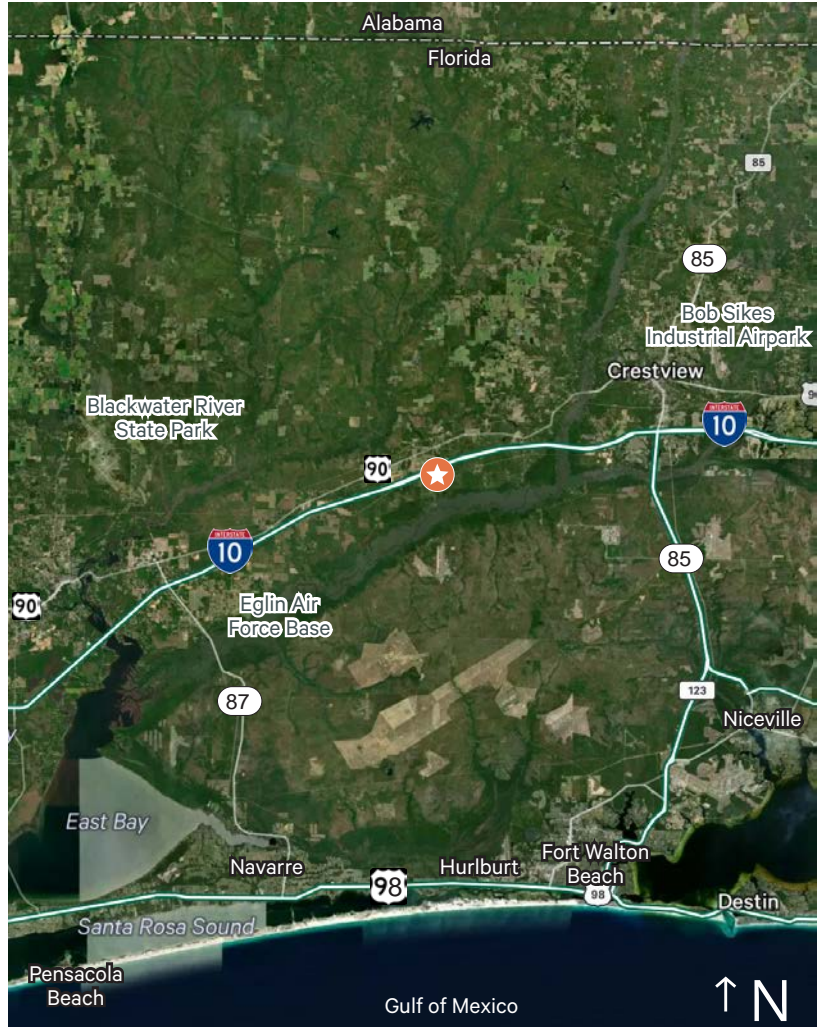
- + 20,000 SF Light Industrial/Manufacturing Space
- + Prominent Visibility and Convenient Access to I-10
- + Ideal for variety of industry needs, including distribution and logistics, light manufacturing, aerospace, building supplies
- + Current build out perfect for line production & light process manufacturing/fabrication
- + 2 - Grade Level, Roll Up Doors
- + New Interior Office Build-Out
- + 3/1000 Parking

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Okaloosa County

Okaloosa County, with its strong military presence and pro-business community, is an economic pillar of the Central Panhandle. The county is home to Eglin Air Force Base, the largest Air Force Base in the world, Hurlburt Field, a major hub of Air Force Special Operations Command, and Duke Field, the home base of the 7th Army Special Forces Group, anchoring a ready-made workforce for high-tech employment in sectors such as aviation, aerospace, and defense-related industries. A “who’s who” of DoD contractors serving these bases occupy a significant amount of real estate throughout the Central Panhandle region.



Central Panhandle Industrial

Inventory **10,861,136 SF**

Direct Vacancy **1.6%**

Trailing 12 Absorption **433,397 SF**

Average Asking Lease Rate **\$10.28/SF/Yr, NNN**



Population
486,013



Unemployment Rate
2.65%



Daytime Employment
264,053



Avg HH Income
\$94,793



Median Home Value
\$315,283



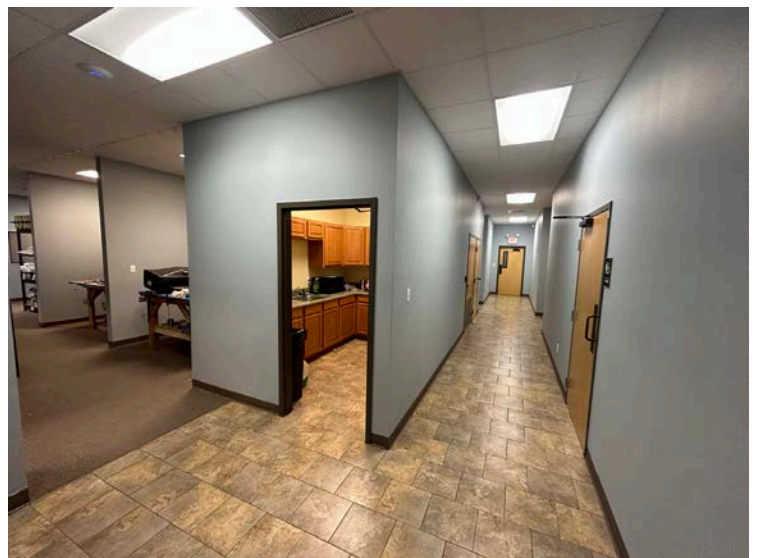
2023 Housing Units
60,959

Market	Total Inventory (SF)	Total Vacancy (%)	Trailing 12 Absorption (SF)
Panhandle Totals	37,301,583	2.6	343,443
Destin/Fort Walton/Okaloosa	4,518,696	2.6	60,022
Destin	125,533	-	-
Fort Walton Beach	2,424,029	4.6	15,907
S Walton/Miramar Beach	508,076	0.5	11,050
Niceville/Crestview	907,619	0.2	(2,000)
Panama City	6,342,440	0.9	373,375

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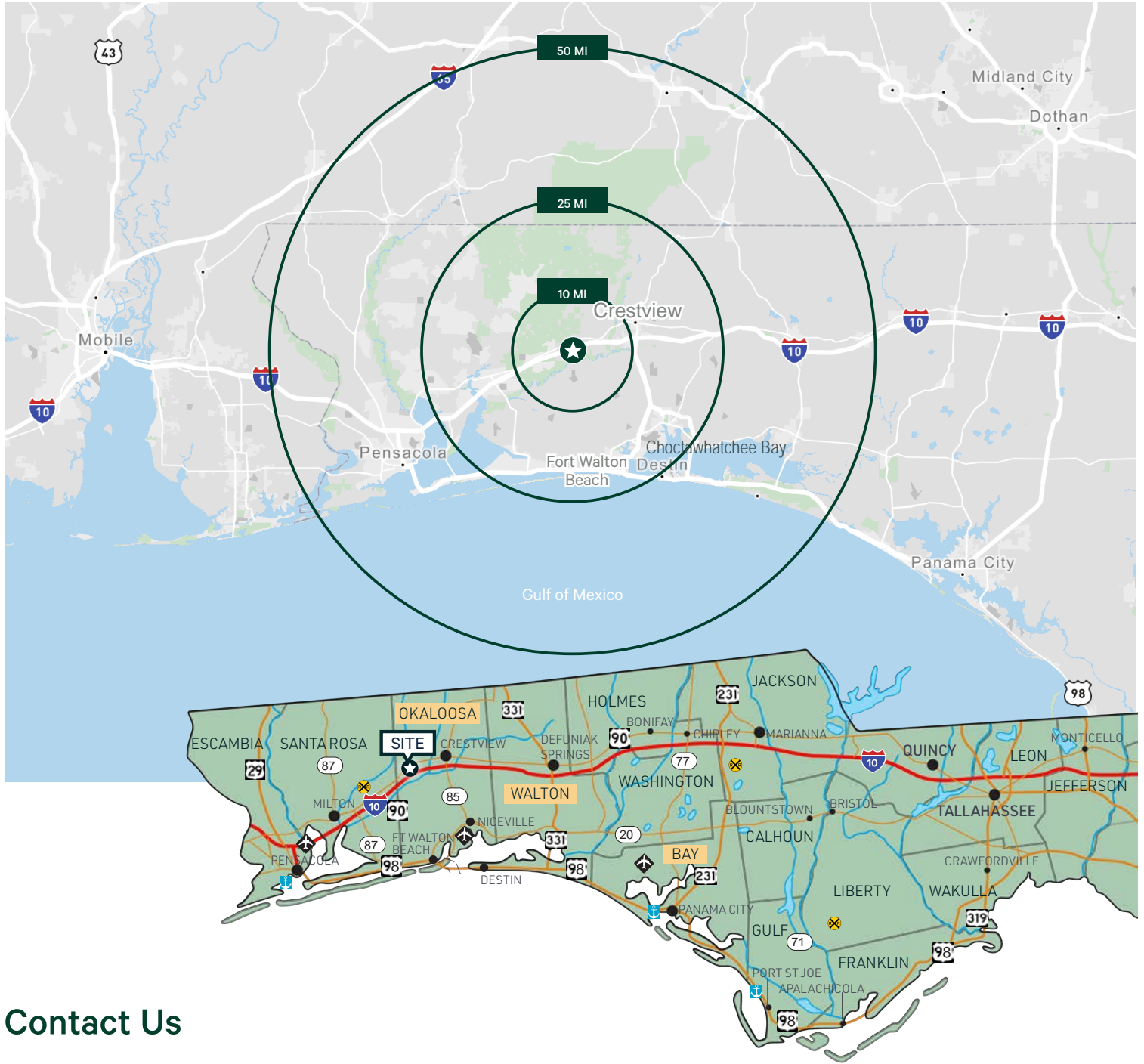
Site Photos



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For Sublease



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