

Build To Suit Opportunity

Mossy Head Plaza Drive
DeFuniak Springs, FL 32433
www.cbre.com/northwest-florida

With immediate access to Interstate-10, Mossy Head Industrial Park is a prime location that can meet both last-mile and regional distribution needs. Interstate-10 is the major highway across the region, linking all the major markets across the Gulf Coast from Florida to Texas. The Panhandle's proximity to vital transportation routes and its strong population growth makes it very attractive to manufacturers, e-commerce companies, and third-party logistics providers. With available land short in supply for logistics/distribution and light manufacturing, a proven location with users such as FedEx Ground, attractive State and local incentive programs, Mossy Head Industrial Park is a strategic location in this rapidly growing region.

- + Up to 30,000 SF Class A Spec Industrial Building Available
- + Strategically Located in the Mossy Head Industrial Park, a Gulf Power Certified Site
- + Prominent Visibility and Convenient Access to I-10
- + Final Building Specifications to be Based on Tenant's Specific Needs
- + Adjacent to FedEx Ground Shipping Site



Contact Us

Tom Watson

Senior Vice President
+1 850 527 3254
thomas.watson@cbre.com

Elizabeth Forsythe

Senior Associate
+1 850 585 5290
elizabeth.forsythe@cbre.com

Sam Herrera

Associate
+1 714 227 3829
sam.herrera@cbre.com

Build To Suit Opportunity

Mossy Head Plaza Dr | DeFuniak Springs, FL 32433

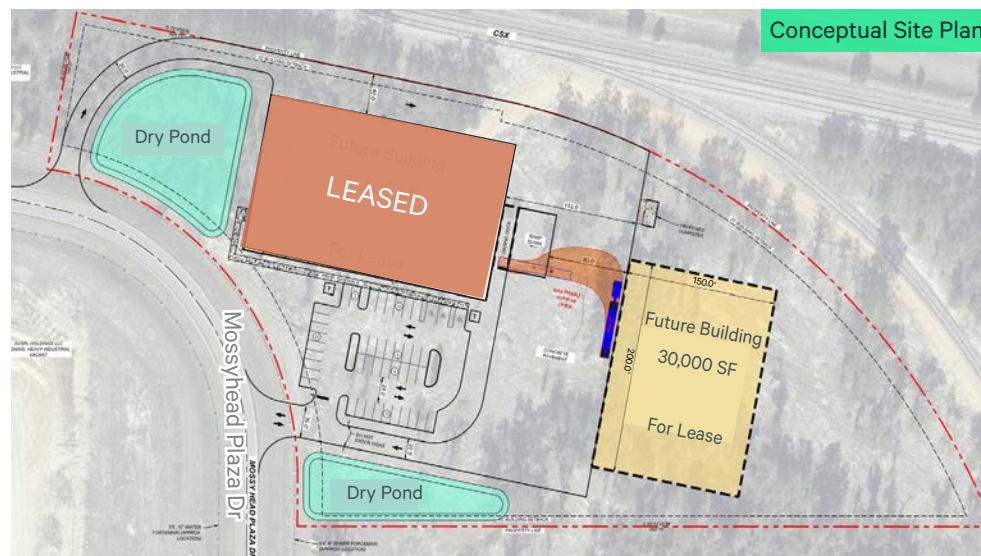
For Lease

Property Details

Situated in the growing Mossy Head Industrial Park, the Property is strategically located in Defuniak Springs in Walton County, FL, the fastest growing county in Florida, and the 4th fastest growing county in the U.S. This prime industrial build-to-suit opportunity, well-positioned along Interstate-10, provides convenient access to serve the entire Panhandle region, including the famous Gulf Coast destinations such as the Beaches of South Walton and Destin. Other prominent businesses currently located in Mossy Head Industrial Park include Fed Ex Ground and Love's Truck Stop, among others. The immediate surrounding area is undergoing rapid development of housing and commercial services, further supporting the market opportunity. Multiple incentive programs are also available, including the \$1.5b Triumph Gulf Coast Fund.

Top Incentive Programs

- + Capital Investment Tax Credit (CITC)
- + Ad Valorem Tax Abatement
- + High Impact Performance Incentive (HIPI)
- + Quick Response Training (QRT)
- + Triumph Gulf Coast, Inc.

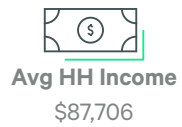


Build To Suit Opportunity

Mossy Head Plaza Dr | DeFuniak Springs, FL 32433

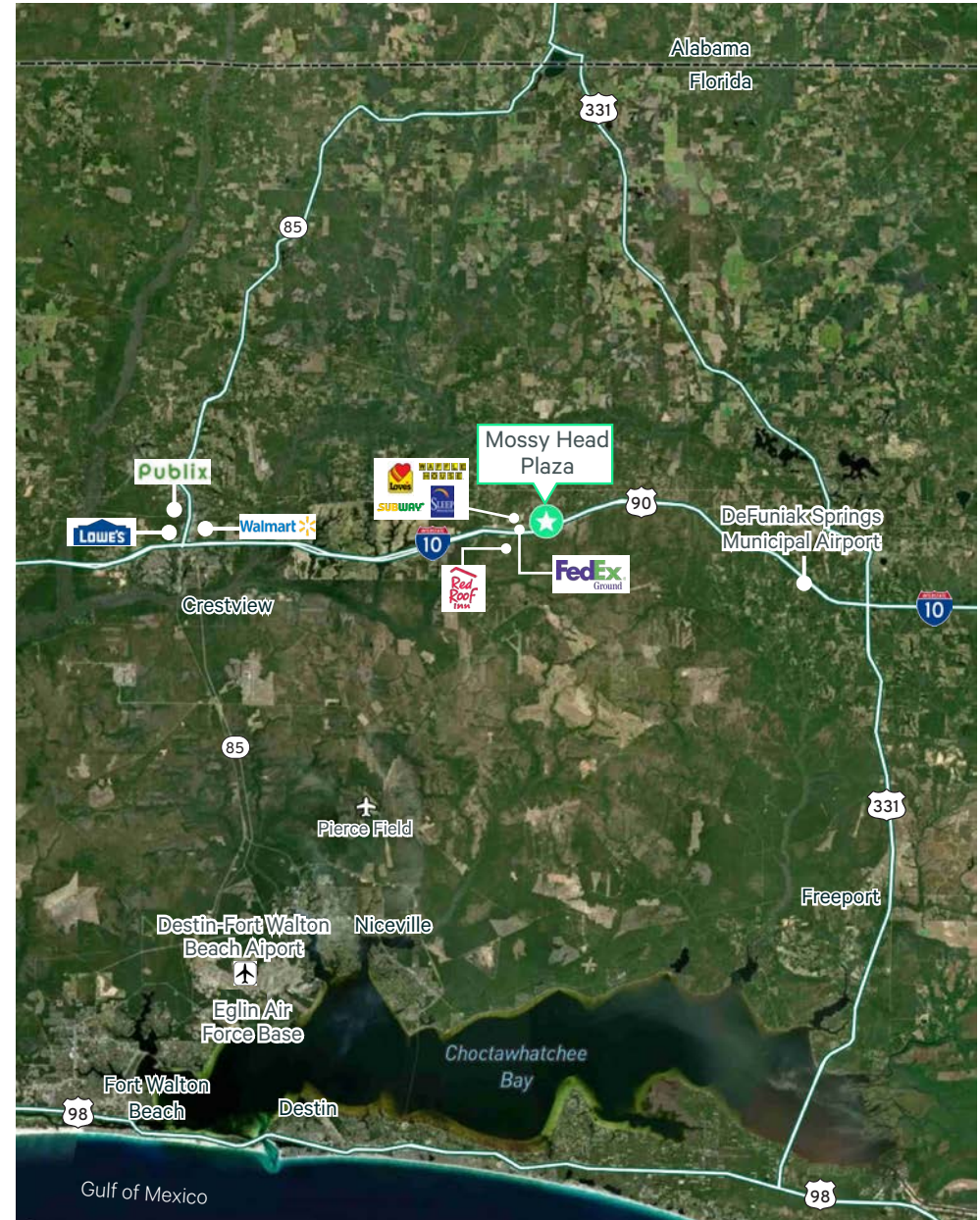
For Lease

Destin/Fort Walton/Okaloosa Demographics



Industrial Market Statistics

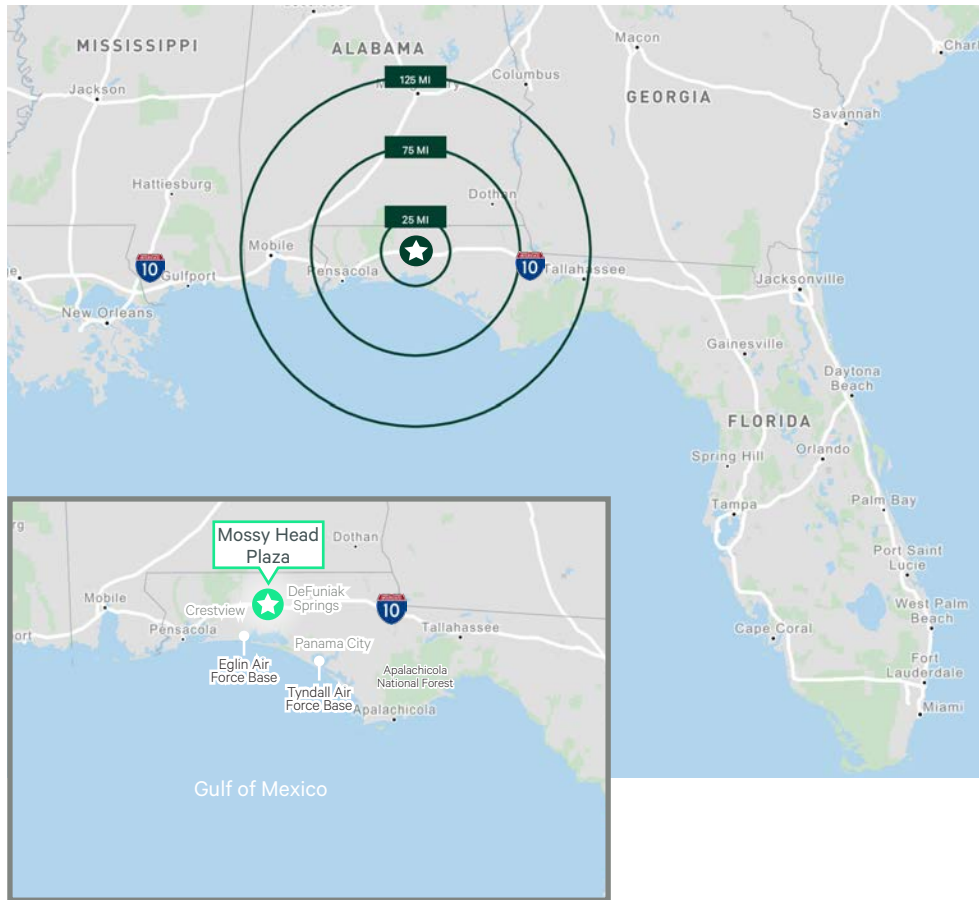
Market	Total Inventory (SF)	Direct Vacancy (%)	Total Vacancy (%)	H2 2021 Net Absorption (SF)	Trailing 12 Absorption (SF)
Destin/Fort Walton/Okaloosa	4,453,633	2.6	2.6	62,231	108,995
Destin	125,533	-	-	-	-
Fort Walton Beach	2,444,556	4.4	4.4	36,731	56,270
S Walton/Miramar Beach	497,926	1.3	1.3	24,500	38,000
Niceville/Crestview	864,179	0.1	0.1	1,000	1,000



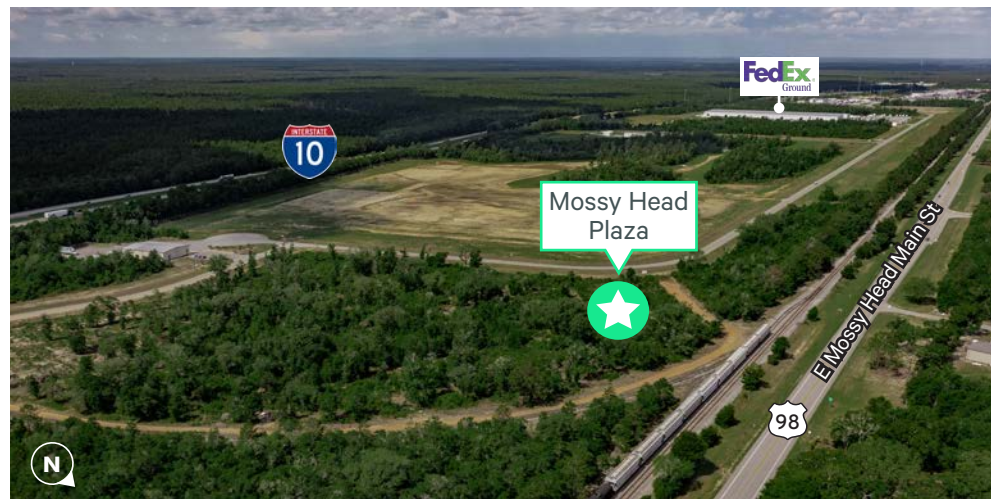
Build To Suit Opportunity

Mossy Head Plaza Dr | DeFuniak Springs, FL 32433

For Lease



Nearby Destinations	
Defuniak Springs	14 Miles
Crestview	16 Miles
Fort Walton Beach	32 Miles
Destin	34 Miles
Santa Rosa Beach	43 Miles
Pensacola	65 Miles
Panama City Beach	68 Miles
Panama City	78 Miles
Mobile, AL	111 Miles
Tallahassee	135 Miles



Contact Us

Tom Watson

Senior Vice President
+1 850 527 3254
thomas.watson@cbre.com

Elizabeth Forsythe

Senior Associate
+1 850 585 5290
elizabeth.forsythe@cbre.com

Sam Herrera

Associate
+1 714 227 3829
sam.herrera@cbre.com

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

