

NOW LEASING!

NEW CLASS A INDUSTRIAL SPACE

I-10 COASTAL COMMERCE CENTER

8748 Technology Avenue, Milton, FL 32583

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THE VIDEO!](#)



FOR LEASE | UP TO ±127,572 SF AVAILABLE



Property Highlights

I-10 Coastal Commerce Center is strategically located in Santa Rosa County, within the growing Northwest Florida I-10 Industrial Park. With immediate access to Interstate 10 from 4 lane divided highway 87, and less than one-hour from Interstate 65, this prime industrial opportunity provides convenient access to serve the entire Gulf Coast region and beyond.

Northwest Florida I-10 Industrial Park includes businesses such as Buffalo Rock Co., Ben E. Keith, Hershey's Ice Cream, Damian's Ice Cream, and Mondelez International, all with projects underway.

Total SF:	Building 100: 53,610 SF Building 200: 15,000 - 127,572 SF
Delivery:	November 2025
Building Construction:	Tilt-wall
Loading Docks:	42
Drive in Doors	2 (ability for 4 additional drive-in doors)
Clear Height:	32'
Column Spacing:	58' x 52' (speed bay is 60' x 52')
Utilities:	12.47 KV electric service from FPL, and a two-inch natural gas line from City of Milton
Trailer Parking:	17 Trailer Parking Spaces; full site circulation
Fire Suppression:	ESFR
Roof Type:	45mil TPO
Insulation:	R15



Northwest Florida I-10 Industrial Park



Aerial



Construction Progress - September 2025

Steady progress continues as exterior structures take shape, with paving and landscaping underway.

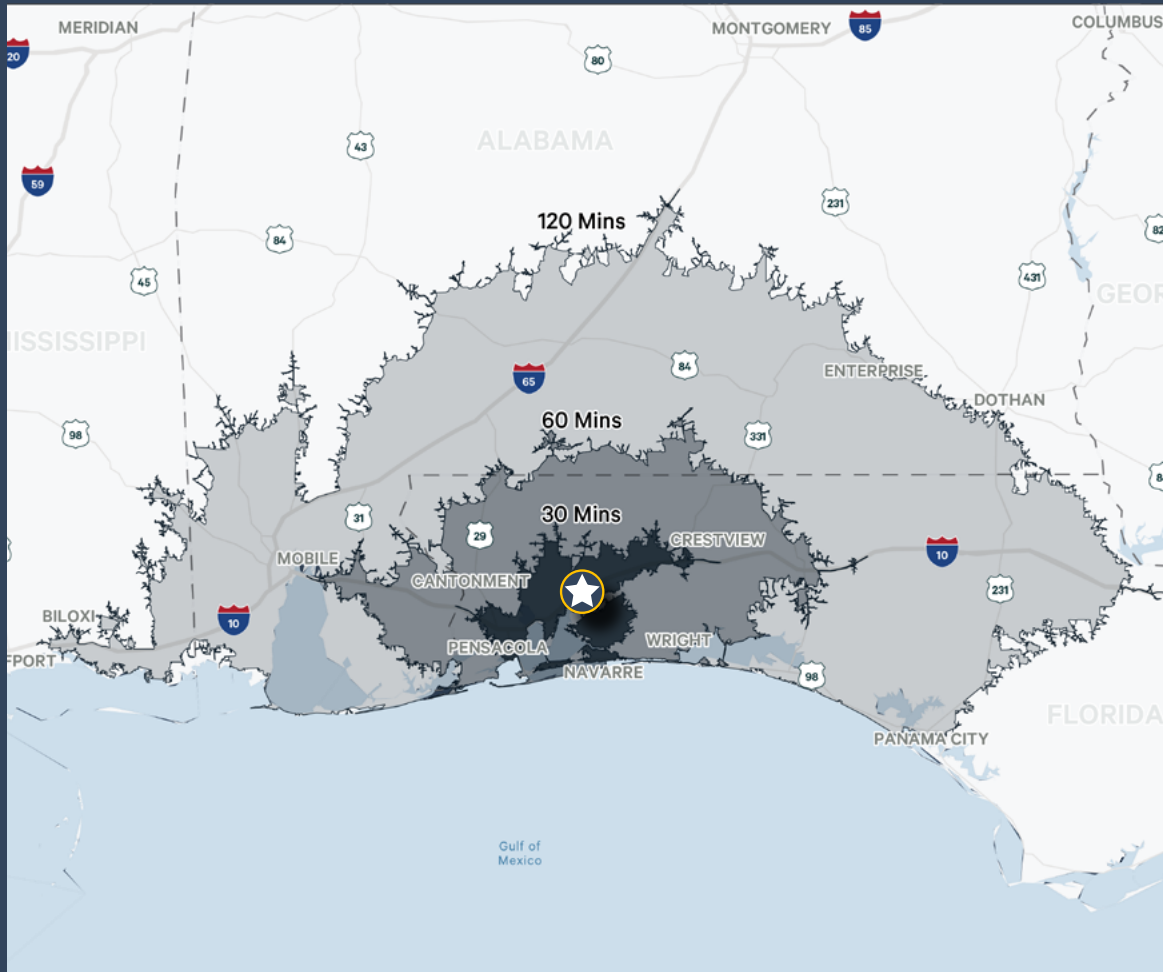


Construction Progress - May 2025

Significant progress continues as panels have been poured for Buildings 100 and 200, and tilt-wall installation begins the week of May 27, 2025.



Demographics



Demographics (Drive Time)	30 Min	1 Hr	2 Hr
Population	349,980	443,626	1,244,341
Population: Five Year Projection	361,153	459,106	1,258,220
Median Age	40.3	40.3	41.3
Civilian Population 16+ in Labor Force	172,495	212,121	570,020
Daytime Population	344,688	426,246	1,223,498
Households	150,600	192,387	628,085
Average Household Income	\$90,523	\$91,117	\$81,106
Unemployment Rate	4.0%	3.5%	4.1%
Daytime Employment	169,058	207,673	536,286
Median Home Value	\$276,204	\$277,690	\$206,487
Businesses	14,498	13,793	45,307
2023-2028 Compound Annual Household Growth Rate	0.84%	0.91%	0.40%

Santa Rosa County

Santa Rosa County, located in the Pensacola MSA, is thriving, being one of the fastest growing counties in the United States. With its strong military ties, the area offers a strong trained labor force, top rated schools and modern infrastructure. It is an ideal location for a variety of industry needs to serve the growing area, including distribution and logistics, light manufacturing, aerospace OEM and R&D, building supplies, and food & beverage.



8th
FASTEST GROWING
POPULATION IN FLORIDA
171,203



4th
HIGHEST MEDIAN HOUSEHOLD
INCOME IN FLORIDA



34,000
AREA MILITARY RETIREES
2,400 MORE EVERY YEAR



83,192
LABORFORCE



1.9%
PER YEAR POPULATION
GROWTH THROUGH 2025



1,500
NEW SINGLE-FAMILY HOMES WILL BE
NEEDED ANNUALLY TO MEET
PROJECTED POPULATION GROWTH



800
INDUSTRY CERTIFIED
GRADUATES IN 2018



GRADE A
SCHOOL DISTRICT

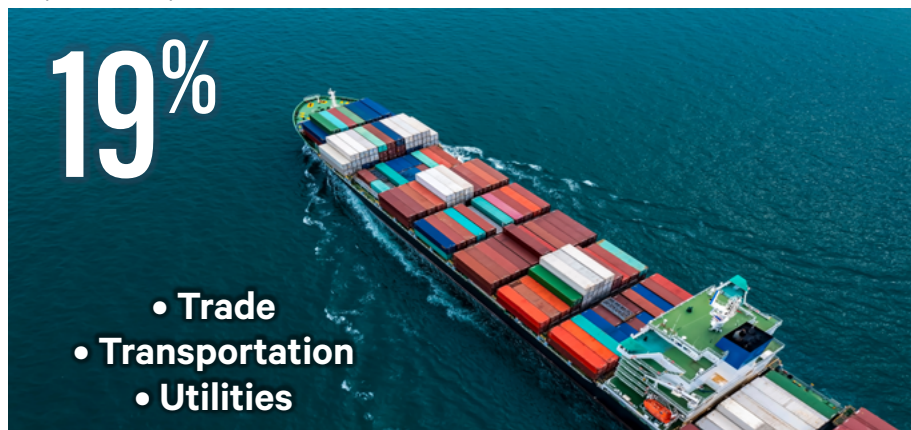
Western Panhandle

The Western Panhandle is in the westernmost part of Florida, bordered by the Gulf of Mexico on its south and Alabama on its north and west. The Western Panhandle encompasses Escambia County and Santa Rosa County, more often known for the white sand beaches that draw national and international travelers and is also a destination for business. Beyond the beaches, the Panhandle is full of growing communities, old Florida charm, and business diversity. The region continues to attract and grow companies in sectors like aerospace, cyber, and manufacturing – just to name a few. The Western Panhandle is no longer just a beach destination, it has become a compelling place for businesses to establish and expand operations and now can boast world-class industrial and commercial locations to accommodate the growth.

Top 5 Jobs by Employers

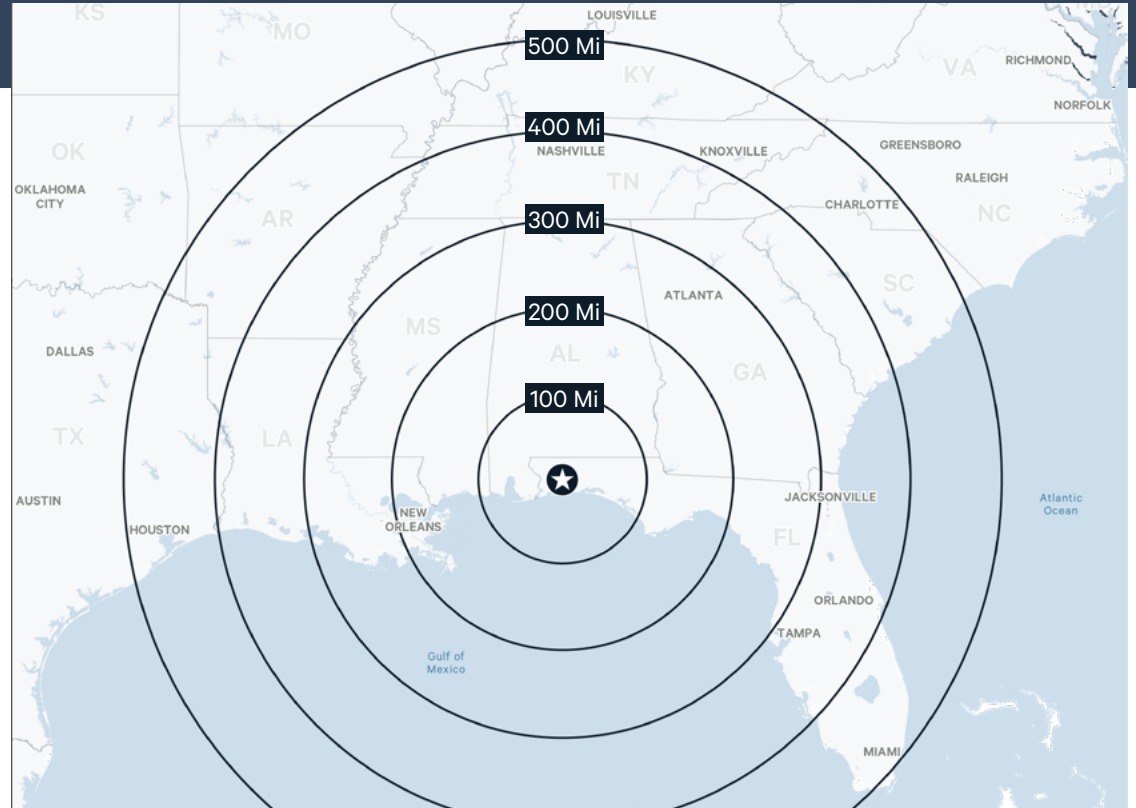
Employer	Total Employed
Naval Air Station Pensacola	23,000
Navy Federal Credit Union	8,729
Baptist Health Care	5,434
Sacred Heart Health Systems	4,820
University of West Florida	2,447

Top Jobs by Sector



Central to Local and Major Regional Markets

Location	Distance	Drive Time
Pensacola, FL	26 Miles	26 min
Destin, FL	41 Miles	55 min
Mobile, AL	72 Miles	1 hr 5 min
Panama City, FL	106 Miles	2 hr 2 min
Tallahassee, FL	172 Miles	2 hr 32 min
New Orleans, LA	216 Miles	3 hr 14 min
Birmingham, AL	243 Miles	3 hr 47 min
Atlanta, GA	305 Miles	4 hr 51 min
Jacksonville, FL	333 Miles	4 hr 36 min
Nashville, TN	432 Miles	6 hr 27 min
Memphis, TN	462 Miles	7 hr 2 min
Houston, TX	539 Miles	7 hr 55 min



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