

For Lease

501 West 11th Street, Panama City, FL 32401

CBRE

Industrial/Flex Space Available

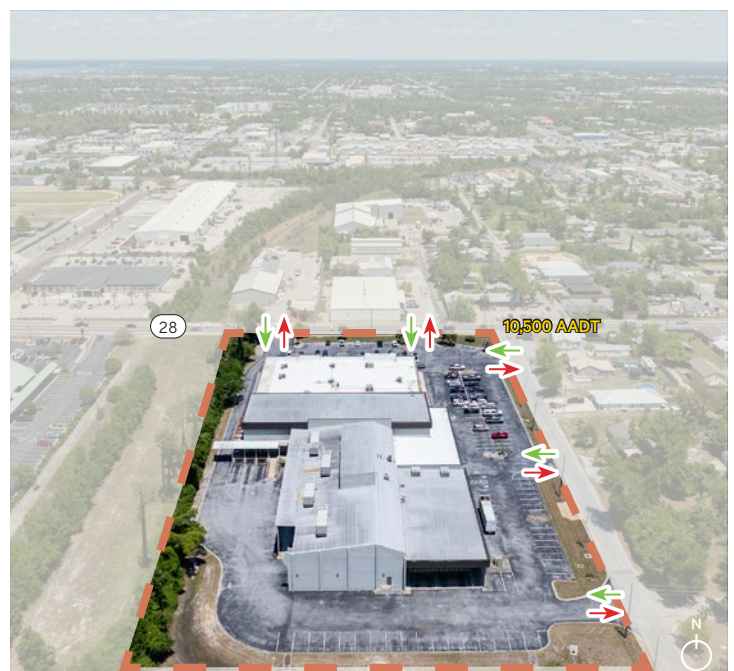
±6,000 - 50,000 SF

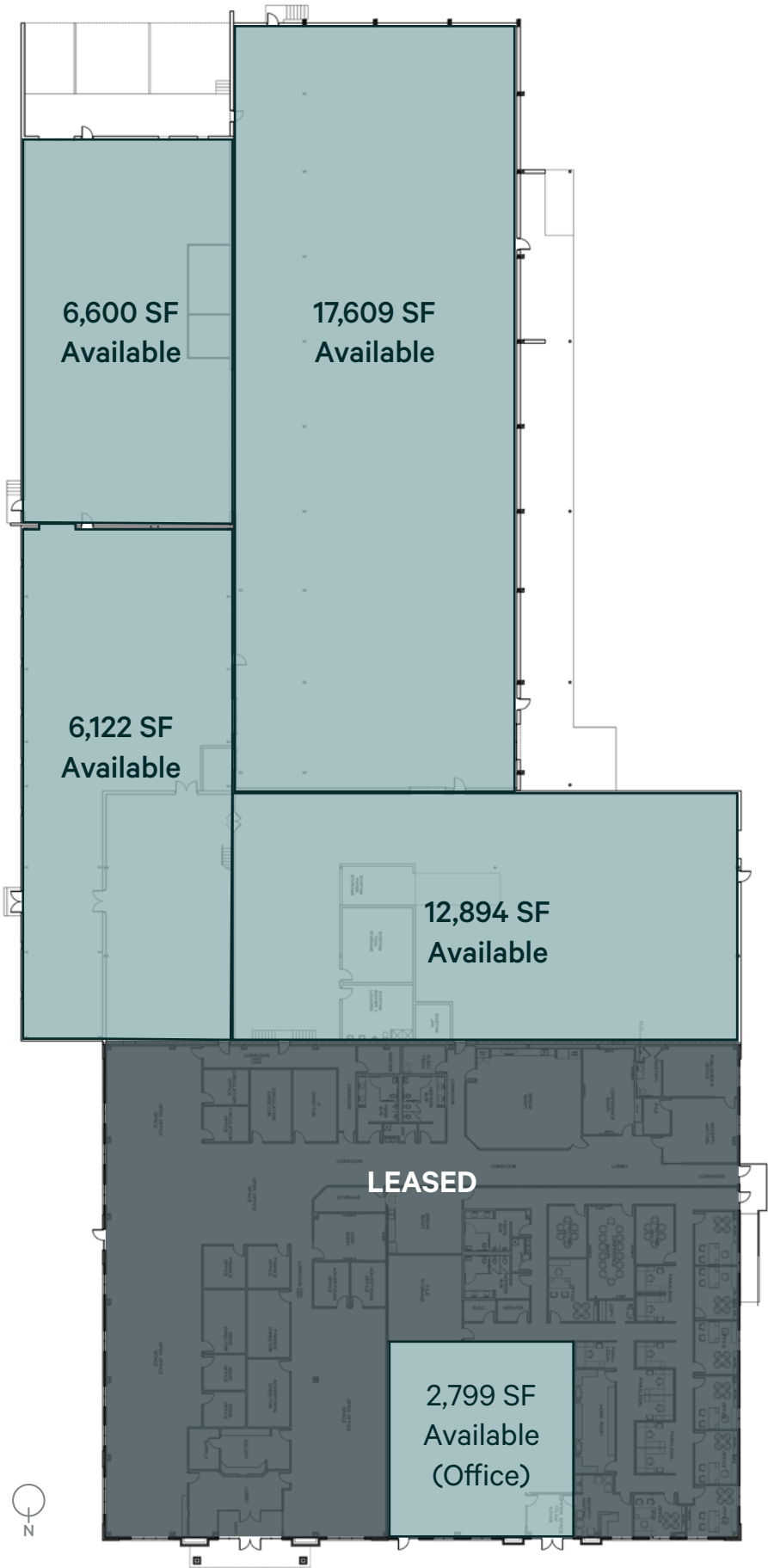
Flex/Distribution/Light Manufacturing Opportunity



Property Features

- + **Versatile Space:** ±6,000-50,000 SF available for lease, suitable for various business needs
- + **Modern Amenities:** Drive-in bays, exterior dock doors, and ample parking
- + **Building Size:** 87,231 SF on a 5.27-acre lot
- + **Zoning:** LI (Light Industrial); ideal for a wide range of industrial activities, including distribution, as well as light manufacturing
- + Site allows for full truck circulation
- + Multi-tenant Building with variety of different space options available, including office space to support any warehouse needs.
- + Built in 1979, renovated in 2020





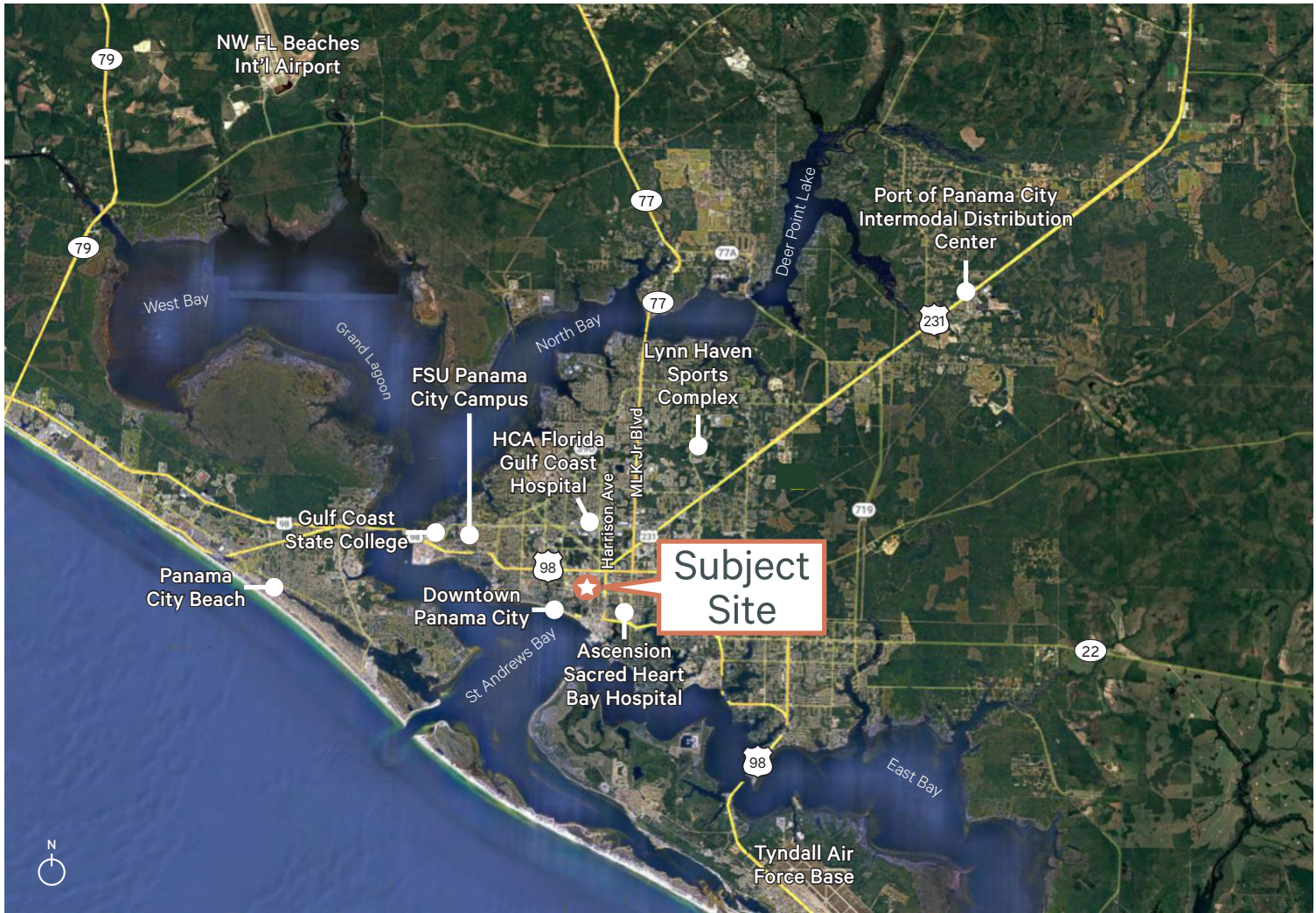
Property Features	
Total Building SF:	87,231 SF
Total Available SF:	±50,000 SF
Property Type:	Flex Light Manufacturing
Building Class:	Class B
Year Built:	1979
Year Renovated:	2020
Land Acres:	5.27
Parking Ratio:	2.29/1,000 SF
Parking:	200 surface
Docks:	2 ext.
Drive Ins:	1 tot.

Industrial/Flex Space Available

501 West 11th Street | Panama City, FL 32401

Property Photos

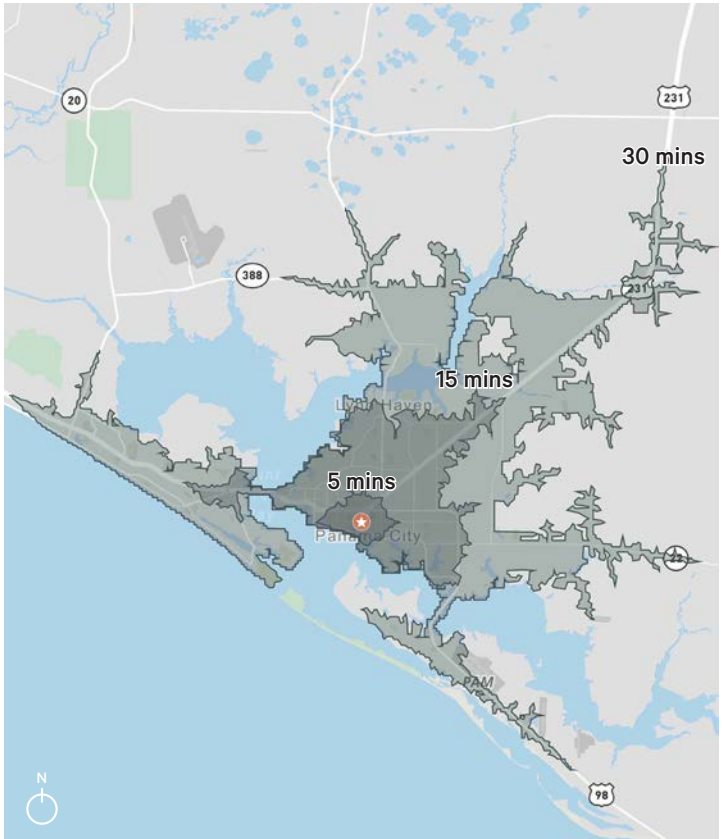




Location Highlights

Strategic location with easy access to Highway 20 and Interstate 10 north via SR-77 and US Hwy 231, ensuring seamless connectivity for logistics and commuting. The property is conveniently located approximately 15 miles from Northwest Florida Beaches International Airport, just 4 miles from Gulf Coast State College and just minutes from historic Downtown Panama City; Convenient to all the area’s economic activity centers and amenities.

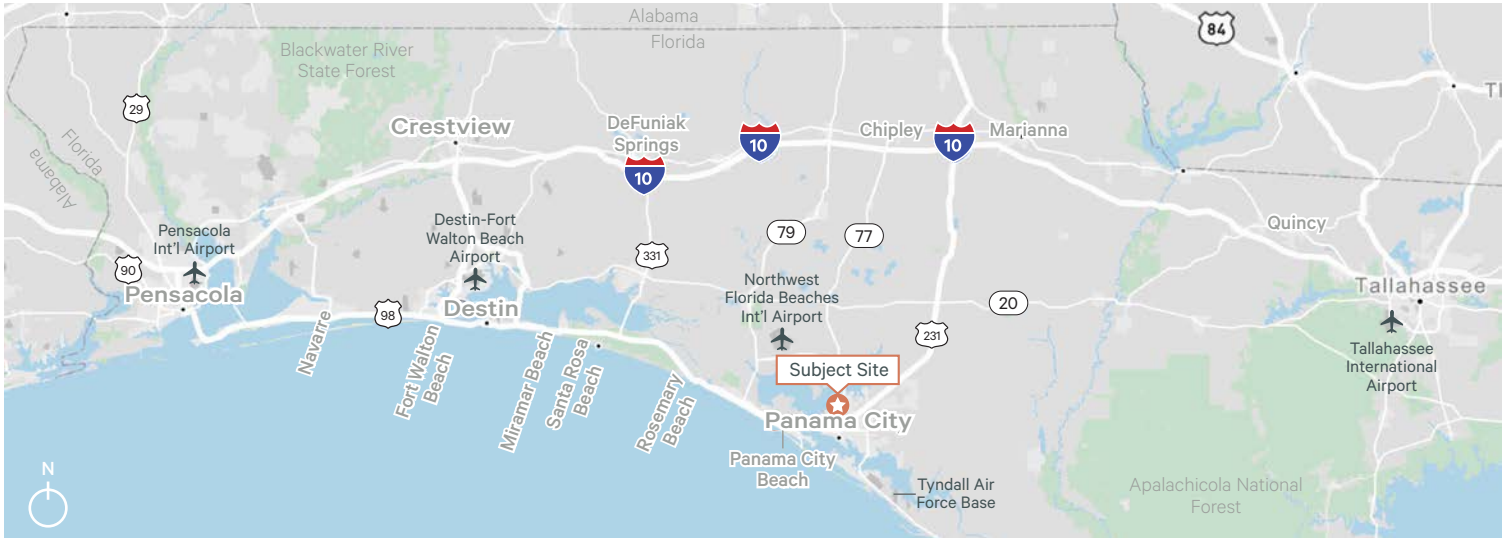
Demographics	5 Min	15 Min	30 Min
Population	76,325	168,030	212,564
Daytime Population	92,133	173,707	210,253
Housing Units	38,196	95,664	129,756
Avg HH Income	\$90,432	\$98,978	\$102,011
Businesses	4,582	8,130	9,888



Industrial/Flex Space Available

501 West 11th Street | Panama City, FL 32401

For Lease



Panama City MSA Demographics



211,899

Population



\$12.73B

Gross Metro Product



Projected Growth

Top 20% in Rate of Population
Growth in the US



Metropolitan

Statistical Area 17th
Largest MSA in Florida



11 Waterfront Parks
& 27 Miles of Coastline



8 Military Bases
Within 2 Hours



1.6+ Million Passengers
Per Year (ECP)



3.5%

Unemployment Rate



\$95,557

Avg Household Income



200+ Acres of
Parks & Rec



17+ Million
Annual Visitors



Named The Best Place to
Invest in Real Estate By
Business 2.0 Magazine

The Panama City MSA, with over 200,000 people, is the third largest city in the Florida Panhandle, following Pensacola and Tallahassee. It is located in the central panhandle, approximately 95 miles east of Pensacola and 100 miles southwest of Tallahassee. With its steady growth, its population is expected to exceed 250,000 by 2030. The city's unemployment rate of 3.5%, as of March 2025, is significantly below the national average of 4.1%. The major industries in the region are: Defense & Aerospace, Healthcare, and Tourism.

For More Information, Please Contact:

Tom Watson

Senior Vice President

+1 850 527 3524

thomas.watson@cbre.com

Elizabeth Forsythe

Vice President

+1 850 585 5290

elizabeth.forsythe@cbre.com

Sam Herrera

Associate

+1 714 227 3829

sam.herrera@cbre.com

© 2025 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.

CBRE