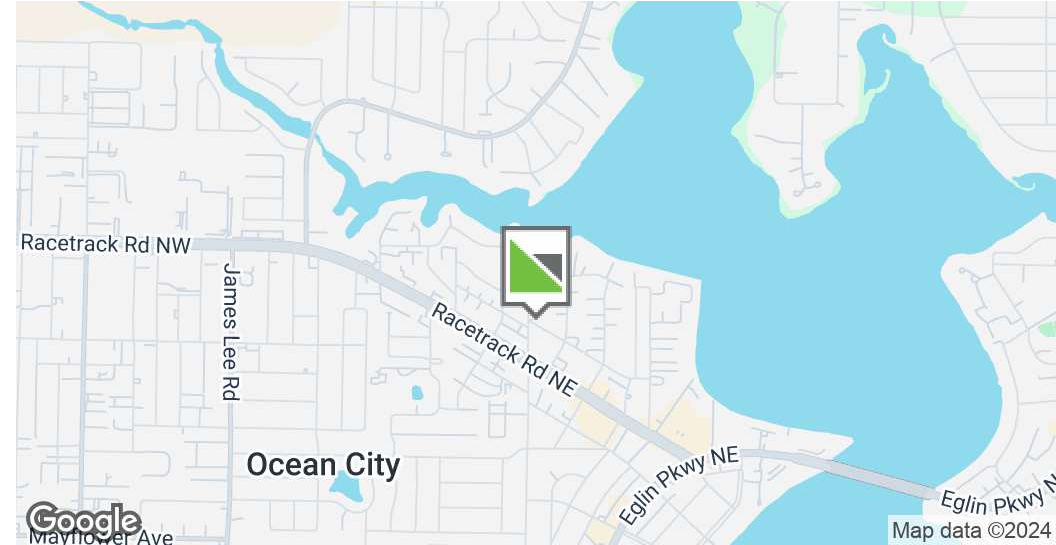


EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$9.50 SF/yr (NNN)
Building Size:	5040 SF
Available SF:	5,040 SF
Lot Size:	0.25 Acres
Year Built:	1973
Renovated:	2000
Zoning:	Industrial
Market:	Fort Walton Beach

PROPERTY OVERVIEW

Available for lease, 5040sf of warehouse in Fort Walton Beach FL. The warehouse has 14ft to 16ft eave heights with a 10ft overhead door, 3 phase power and a small yard area behind the building. Conveniently located between Eglin AFB and Hurlburt Field AFB.

PROPERTY HIGHLIGHTS

- Conveniently located
- Available Jan 1st 2025
- Low CAM fees
- 3 Phase Power

For More Information:

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919 SKIPPER AVE

919 Skipper Ave, Fort Walton Beach, FL 32547

INDUSTRIAL PROPERTY FOR LEASE

ADDITIONAL PHOTOS

TAYLORALLEN
PROPERTIES



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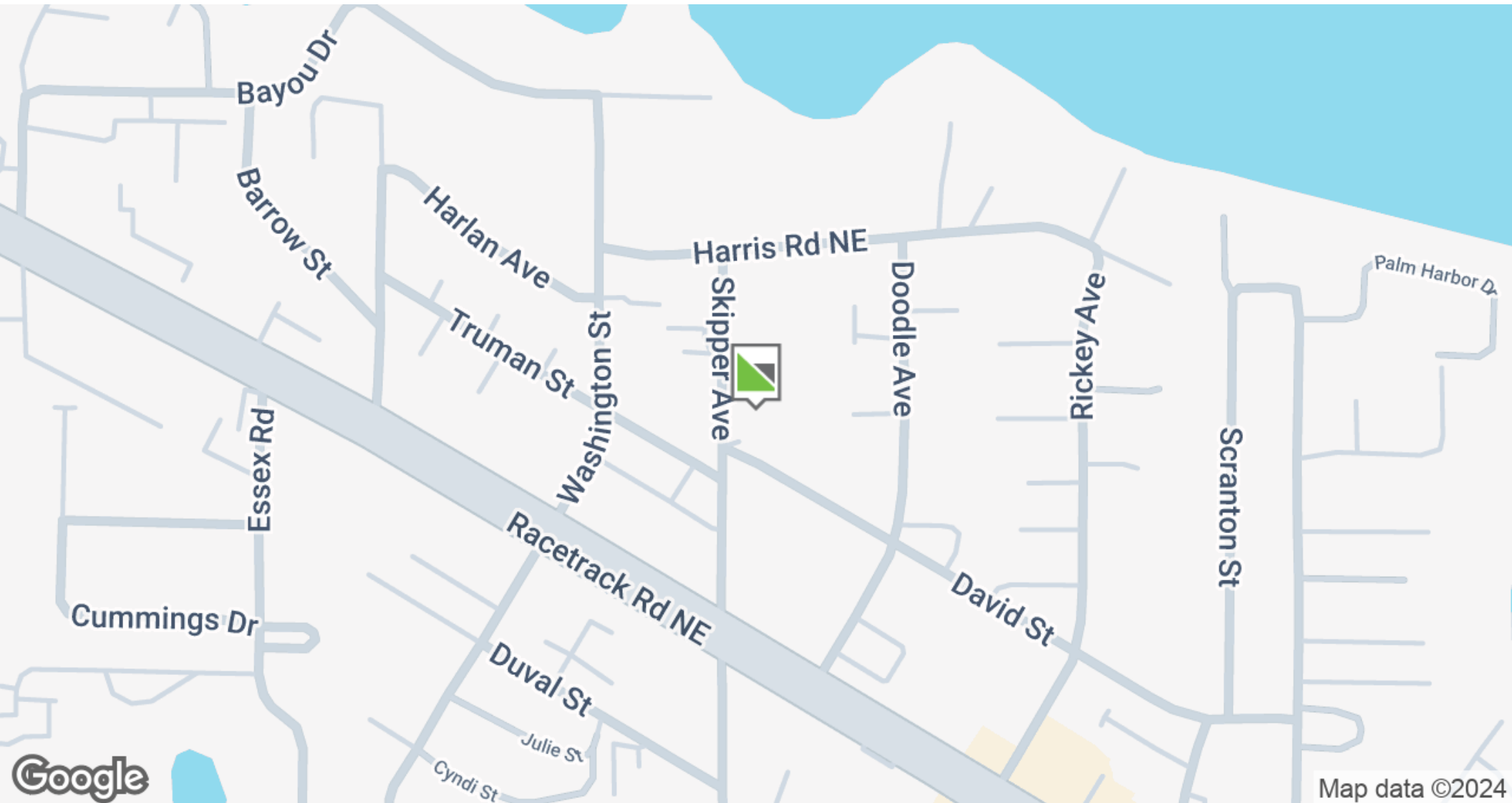
919 SKIPPER AVE

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INDUSTRIAL PROPERTY FOR LEASE

TAYLORALLEN
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LOCATION MAP



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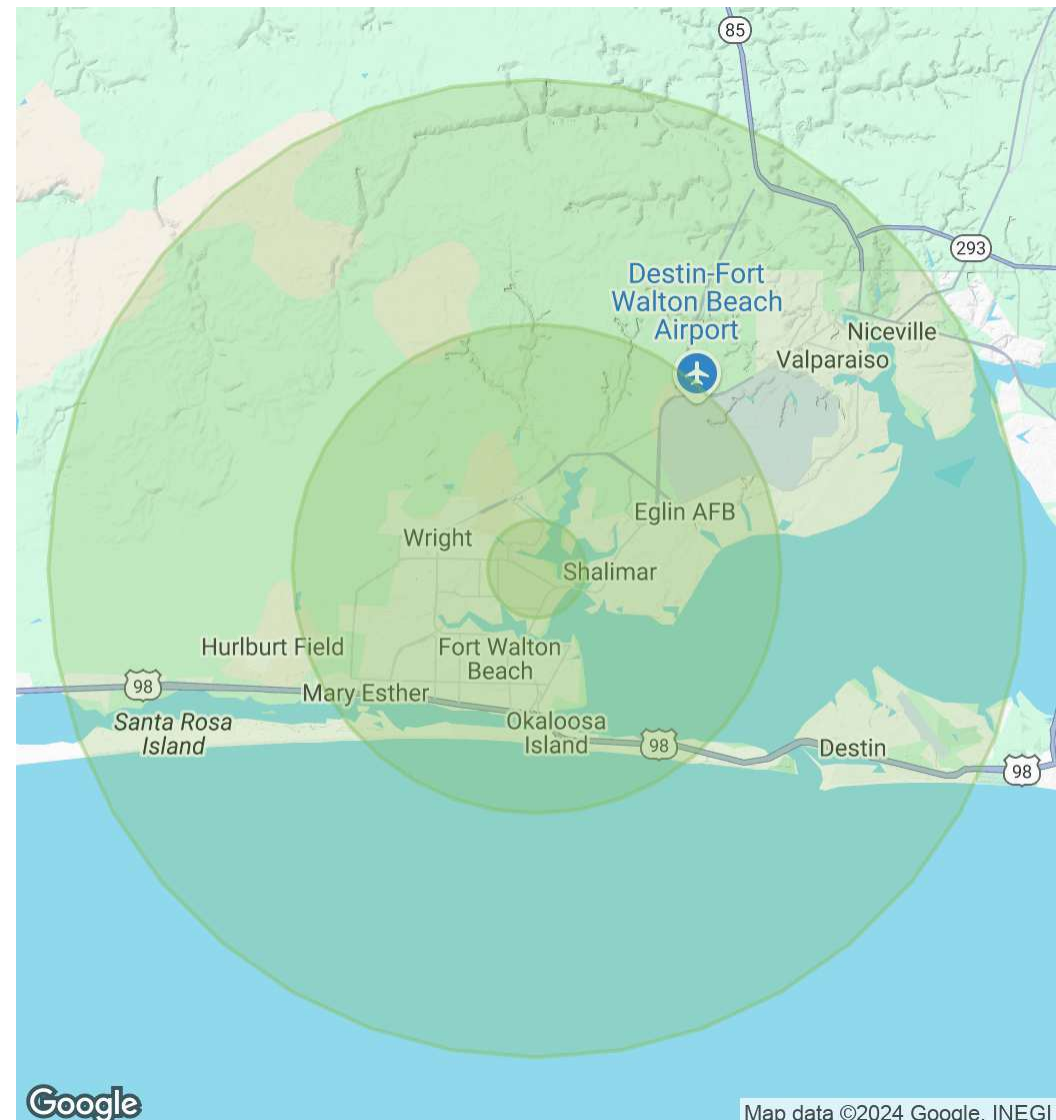
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	8,238	73,520	116,717
Average Age	38.7	39.6	39.1
Average Age (Male)	36.1	37.1	37.3
Average Age (Female)	40.8	41.6	40.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,872	34,407	59,442
# of Persons per HH	2.1	2.1	2.0
Average HH Income	\$66,351	\$66,954	\$65,120
Average House Value	\$231,634	\$209,706	\$235,223

2020 American Community Survey (ACS)



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ADVISOR BIO & CONTACT 1

CHAD KNAEPPE, 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 & 2021

Gulf Coast Commercial MLS- Board of Directors

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