

16,054 SF Office/Warehouse Space Available in Downtown Pensacola

1375 W Government St, Pensacola, FL 32502

Listing ID: 30860028
Status: Active
Property Type: Office For Sale
Office Type: Coworking, Executive Suites
Gross Land Area: 0.71 Acres
Sale Price: \$2,395,000
Unit Price: \$149.18 PSF
Sale Terms: Cash to Seller
Nearest MSA: Pensacola-Ferry Pass-Brent
County: Escambia
Tax ID/APN: 000S009080001123
Zoning: C-3 COMMERCIAL ZONING DISTRICT (RETAIL & DOWNTOWN COMMERCIAL/WHOLESALE AND LIGHT INDUSTRY)
Property Use Type: Vacant/Owner-User
Class of Space: Class B
Building/Unit Size (RSF): 16,054 SF
Property Visibility: Excellent



Overview/Comments

This 16,054 SF mixed use office warehouse building was the recent headquarters of the United Way of West Florida, located at 1375 W Government Street in Downtown Pensacola.

The main office building is a two-story 8,054 SF (+/-) building. The first floor is configured with a lobby reception area, 7 private offices, an open bullpen area, 2 restrooms, elevator, and a breakroom. The second floor also has 7 offices, a conference room, 2 restrooms, breakroom, and a large open bullpen area. The warehouse portion of the building is 8,000 SF (+/-) of which 2,609 SF (+/-) is finished conditioned office space comprised of 2 large open conference rooms or meeting rooms, 2 restrooms, breakroom/kitchenette and closets. The remaining warehouse space is 5,391 SF (+/-). There is 1 grade level roll-up door, which measures 12' wide x 12' high with 14' eave height. The warehouse offers 22' center height.

There is direct access to the rear parking lot from the warehouse area. The newly planned and permitted parking lot layout and overlay, which will be built soon, can be found in the attached Photos & Documents. The flat roof over the office is scheduled to be overlaid with a new roof coating that will come with a 10-year warranty. There is a backup generator on site. This building is also available for lease, see CMLS # 30855353.

This building lies within the City of Pensacola's CRA Urban Overlay District, a recently adopted aesthetic review district ...

Property Contacts



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