

HIGH VISIBILITY WAREHOUSE W/ YARD

7132 Florida 77, Southport, FL 32409

INDUSTRIAL
PROPERTY
FOR LEASE



CLUBBS REAL ESTATE GROUP, LLC
1103 Fortune Avenue
Panama City, FL 32401

CHRIS CLUBBS, CCIM, ACOM
850.819.0136
cclubbs@clubbsrealestate.com

Executive Summary



OFFERING SUMMARY

Lease Rate:	\$22.50 SF/yr (NNN)
Total Building Size:	21,920 SF
Available SF:	10,960 - 21,920 SF
Lot Size:	3.6 Acres
Pro- Forma Cap Rate:	9.14%
Pro-Forma NOI:	\$388,540
Year Built:	2025
Zoning:	C-3 (Bay County)
Market:	North Florida
Submarket:	Panama City MSA
Traffic Count:	26,000

PROPERTY OVERVIEW

This two-building commercial property offers flexible leasing opportunities, featuring 21,960± SF across two newly constructed buildings (10,920± SF each) on 3.6± acres. With over 725 feet of frontage along Highway 77, Bay County’s primary north-south corridor, and traffic counts exceeding 25,000 vehicles per day, the site provides excellent visibility and accessibility for a wide range of users.

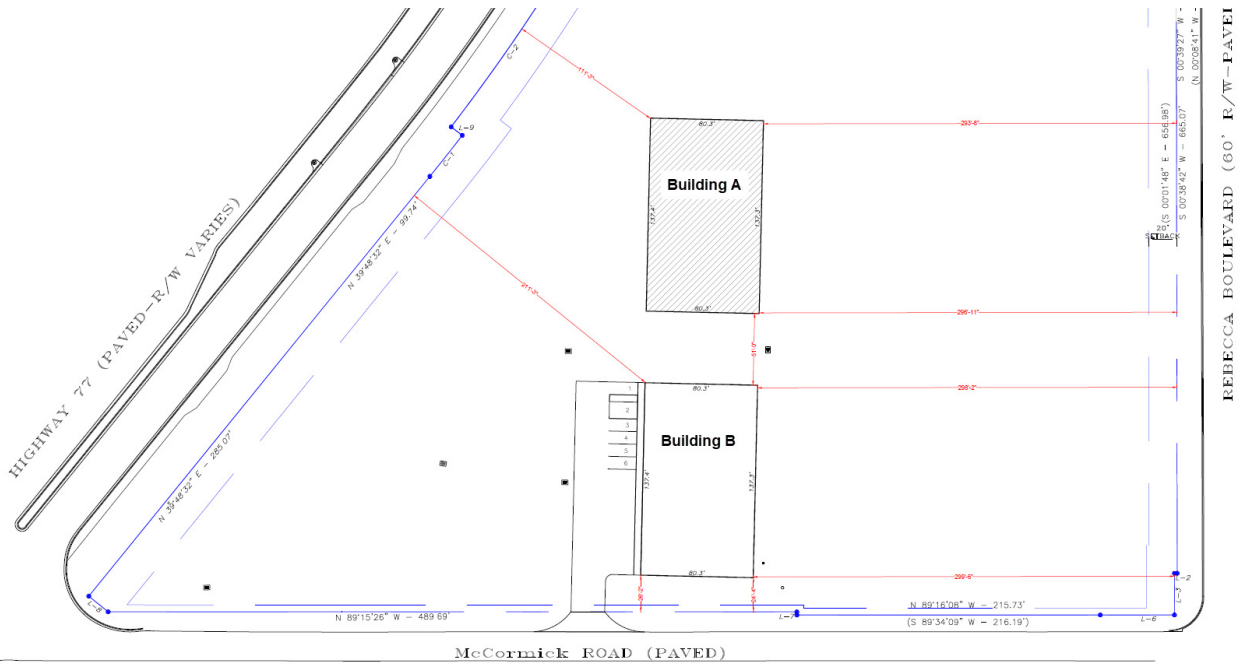
The corner configuration allows for efficient bi-directional access via McCormick Road, supporting smooth ingress and egress for daily operations. Expansive yard area accommodates outside storage, equipment staging, and fleet parking. The site is secured with perimeter fencing and multiple access points, enhancing both functionality and security.

Each fully insulated building features 21± foot clear height (25.5± foot at the ridge), a 150 MPH wind rating, and 6" reinforced concrete slabs, delivering the durability required for demanding industrial use. A three-phase transformer is located on-site, supporting a wide range of common industrial power requirements and future expansion.

Building A includes a 1,100± SF office buildout with reception, two private offices, two restrooms, and storage, offering immediate usability. Building B is designed for flexibility, with a floor cut in place to accommodate future plumbing and tenant improvements tailored to specific operational needs.

Located in unincorporated Bay County, the property benefits from flexible C-3 zoning, allowing for a broad range of commercial uses with fewer regulatory constraints than in-city properties. New construction may also help reduce maintenance concerns and improve operating expense liability compared to older inventory. Schedule a private tour today.

Lease Spaces



LEASE INFORMATION

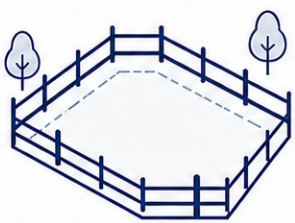
Lease Type:	NNN	Lease Term:	120 months
Total Space:	10,960 - 21,920 SF	Lease Rate:	\$22.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Building A	Available	10,960 - 21,920 SF	NNN	\$22.50 SF/yr	Building A offers 10,960± SF of new construction industrial space, including a 1,100± SF office buildout with reception, two private offices, two restrooms, and storage. The warehouse features five 16' x 14' grade-level roll-up doors, providing efficient access for loading, equipment, and fleet operations. With 21± foot clear height (25.5± at the ridge), 6" reinforced concrete slabs, and 400-amp three-phase power available on site, the space is well-suited for a wide range of industrial users.
Building B	Available	10,960 SF	NNN	\$22.50 SF/yr	Building B offers 10,960± SF of new construction industrial space designed for flexibility. The warehouse is equipped with six grade-level roll-up doors and features a floor cut in place to accommodate future plumbing and office buildout. With 21± foot clear height (25.5± at the ridge), 6" reinforced concrete slabs, and three-phase power available, the building can be readily tailored to a wide range of industrial users.

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3.6
ACRE
FENCED SITE



725'±
HWY 77
FRONTAGE



26,000
AADT
TRAFFIC COUNT



400-Amp
3-Phase
Power

Complete Highlights



BUILDING INFORMATION

Ceiling Height	25.5 ft
Minimum Ceiling Height	21 ft
Office Space	1,100 SF
Year Built	2025
Free Standing	Yes
Number of Buildings	2
Distance Between Buildings	40 ft

PROPERTY HIGHLIGHTS

- 10,960–21,920± SF Available Across Two Newly Constructed Buildings (10,960± SF Each) on 3.6± Acres
- 725± Feet of Frontage Along Highway 77 With 25,000+ Vehicles per Day
- Expansive, Fenced Yard With Multiple Access Points for Storage, Staging, or Fleet Parking
- Corner Lot With Efficient Bi-Directional Access via McCormick Road
- 21± Ft Clear Height (25.5± Ft at Ridge), 6" Reinforced Concrete Slabs, 150 MPH Wind Rating
- Three-Phase Power Available With Transformer On Site
- 1,100± SF Office Buildout in Building A; Building B Prepped for Tenant Improvements
- Unincorporated Bay County C-3 Zoning Allowing a Broad Range of Commercial and Industrial Uses
- New Construction Offering Reduced Maintenance and Potential Insurance Advantages
- Flexible Layout Suitable for a Variety of Industrial, Contractor, and Distribution Users

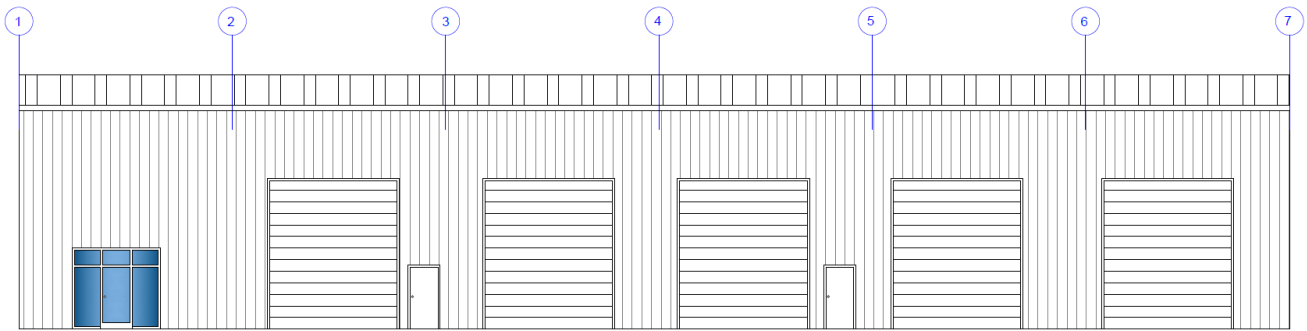
Photos - Building A



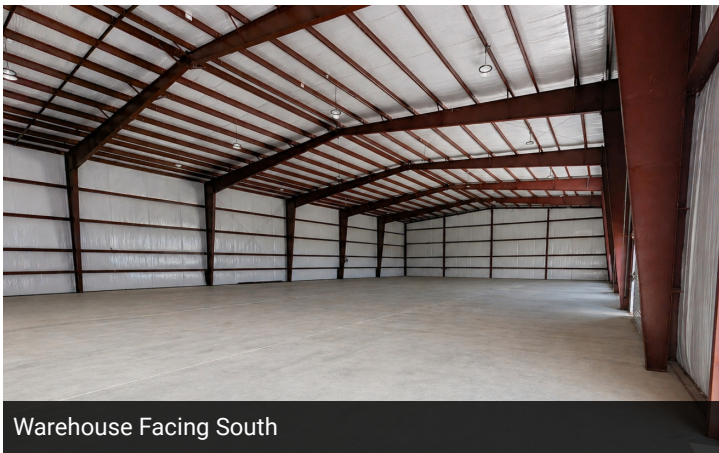
Building A



Side View



Elevation



Warehouse Facing South



Warehouse Facing North



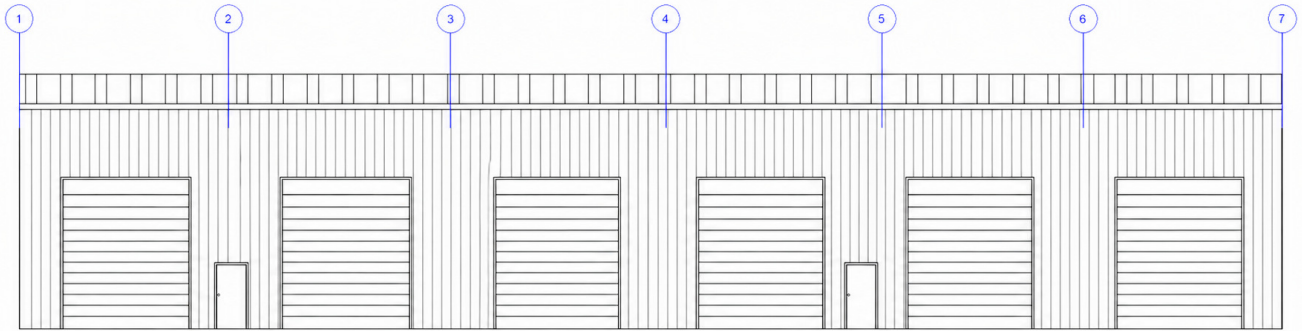
Lobby



Typical Office



Typical Office w/ Potential Furniture Layout



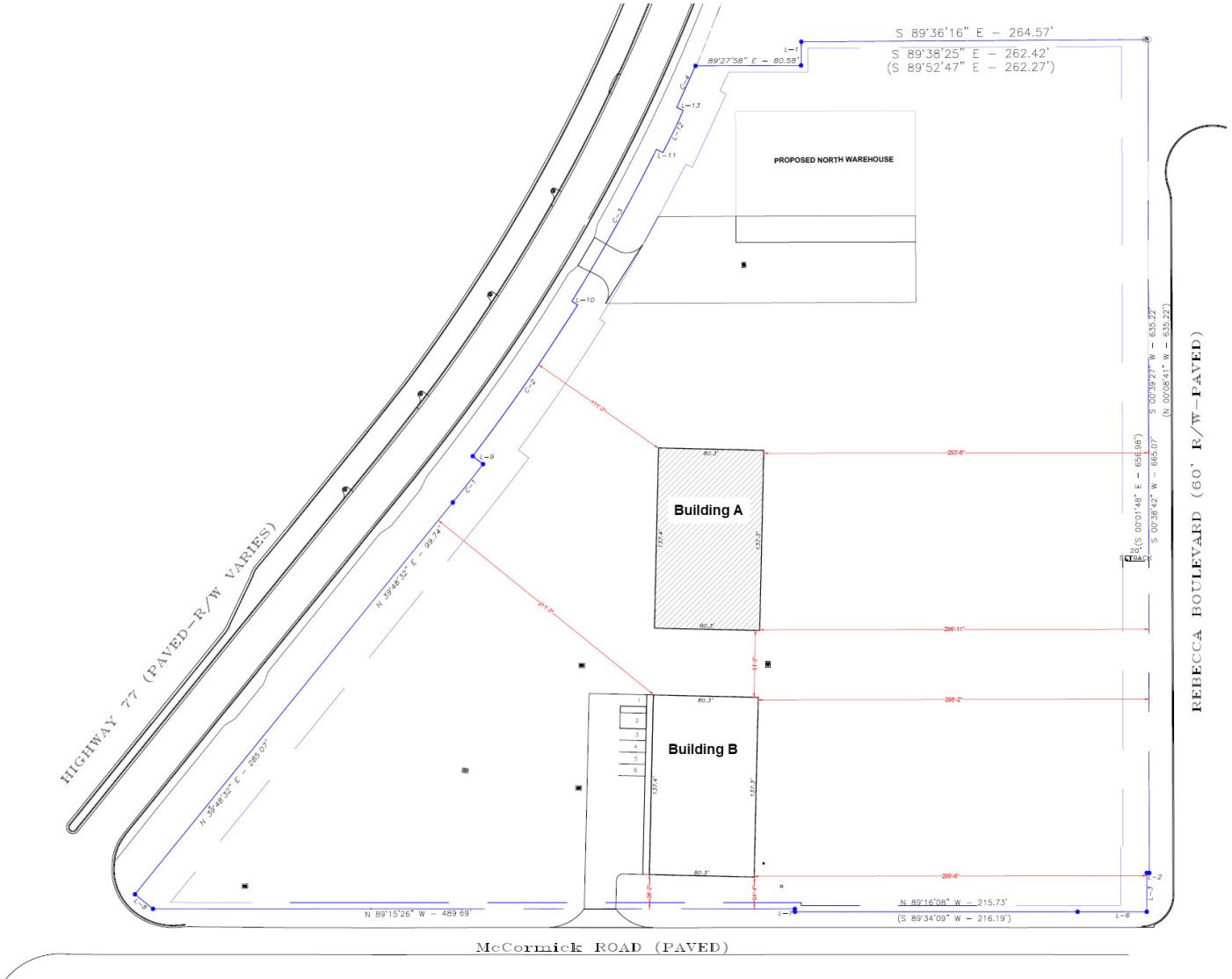
Site Photos



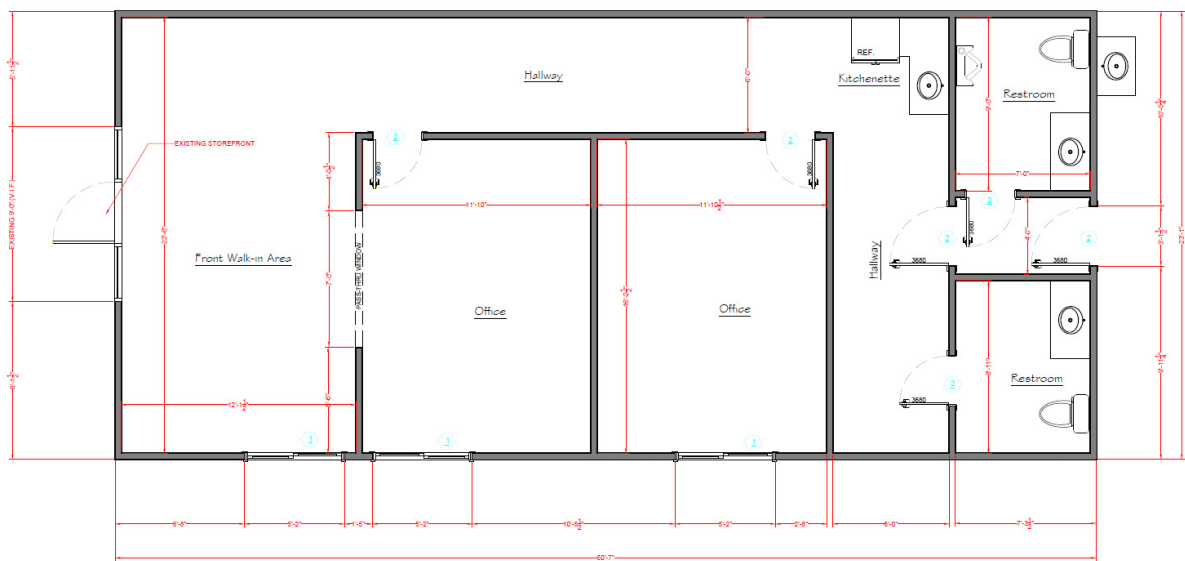
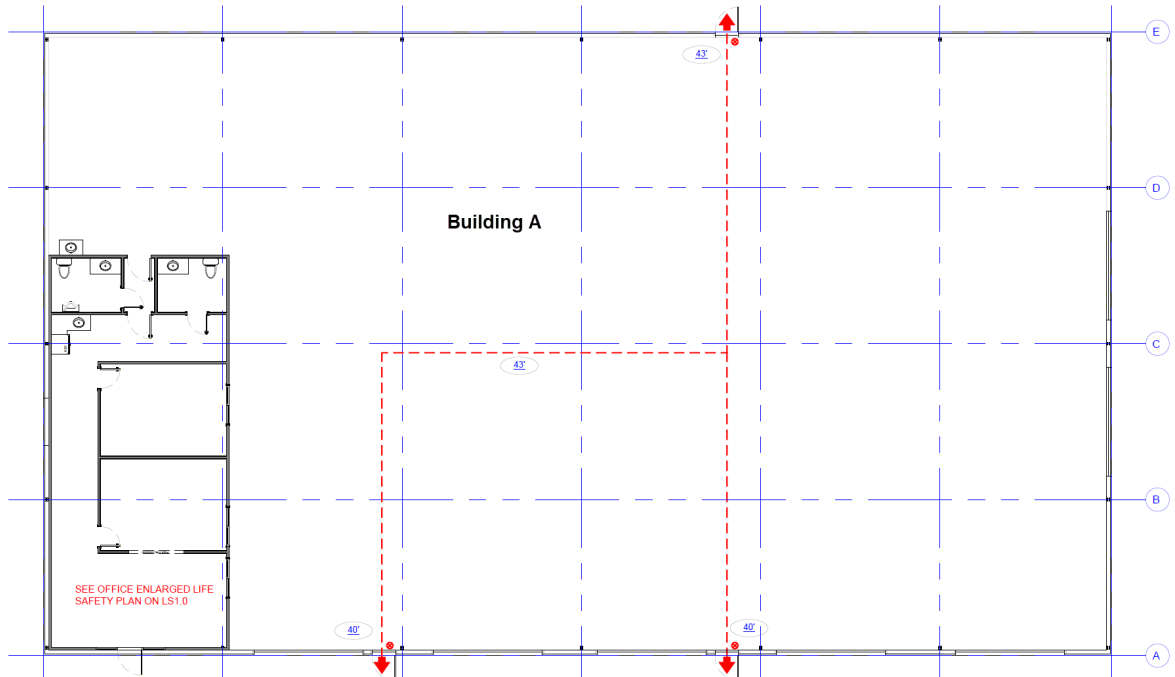
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Site Plans



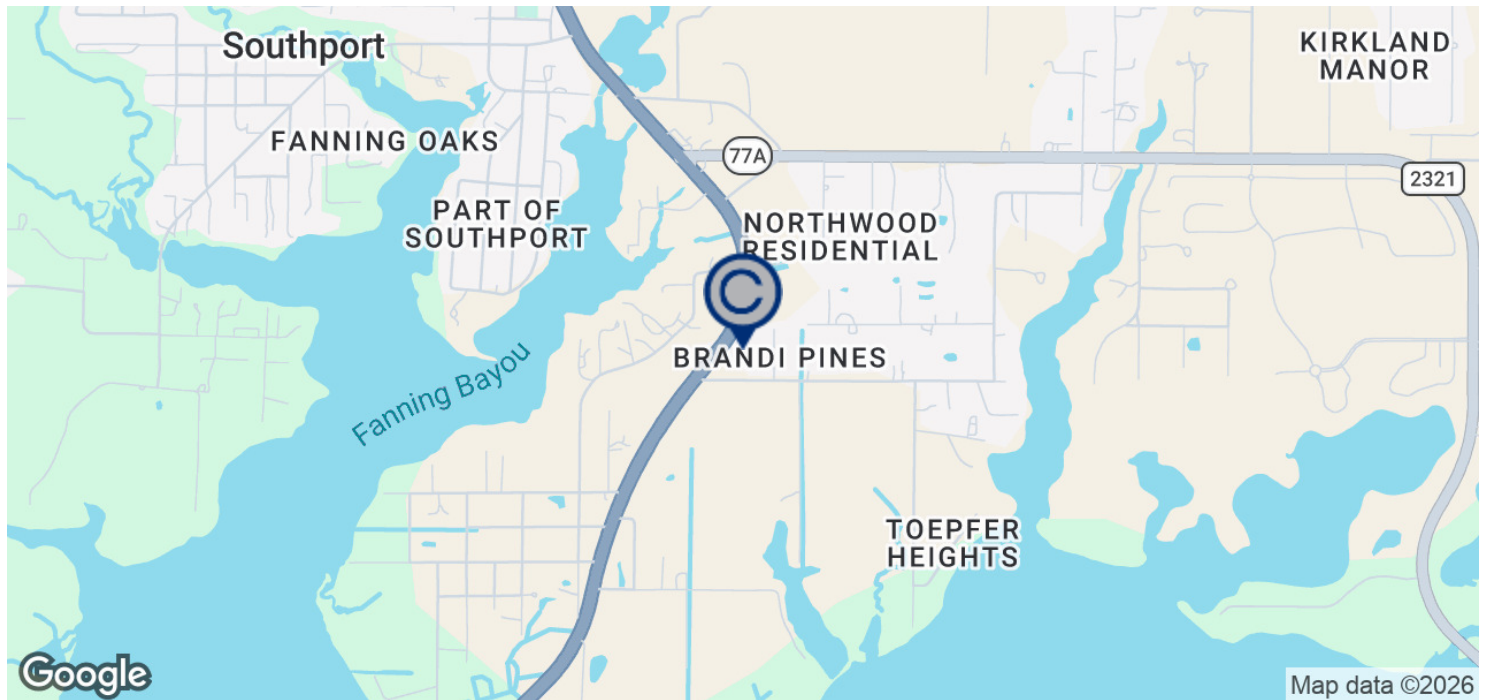
Floor Plans - Building A



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City Information



LOCATION DESCRIPTION

7132 Florida 77 is strategically positioned in a community known as Southport along State Road 77, one of Bay County’s primary north–south corridors, providing direct connectivity to U.S. Highway 98 for efficient east–west distribution across the Florida Panhandle. This location offers convenient access to key commercial and industrial nodes throughout Panama City and the surrounding Bay County market. The site’s frontage on SR 77 supports excellent visibility and straightforward ingress/egress for truck traffic, making it well-suited for logistics, storage, and contractor operations. Its proximity to major transportation routes allows for efficient movement of goods to and from regional markets, while still maintaining quick access to local labor and service providers.

SOUTHPORT, FLORIDA

Southport is a growing community in northern Bay County offering convenient access to the Panama City market. Known for its balance of rural character and commercial growth, the area supports a mix of industrial, construction, and service-base industries. Positioned along Highway 77, Southport provides strong regional connectivity to Highway 231 and Highway 98, supporting efficient movement throughout northwest Florida.

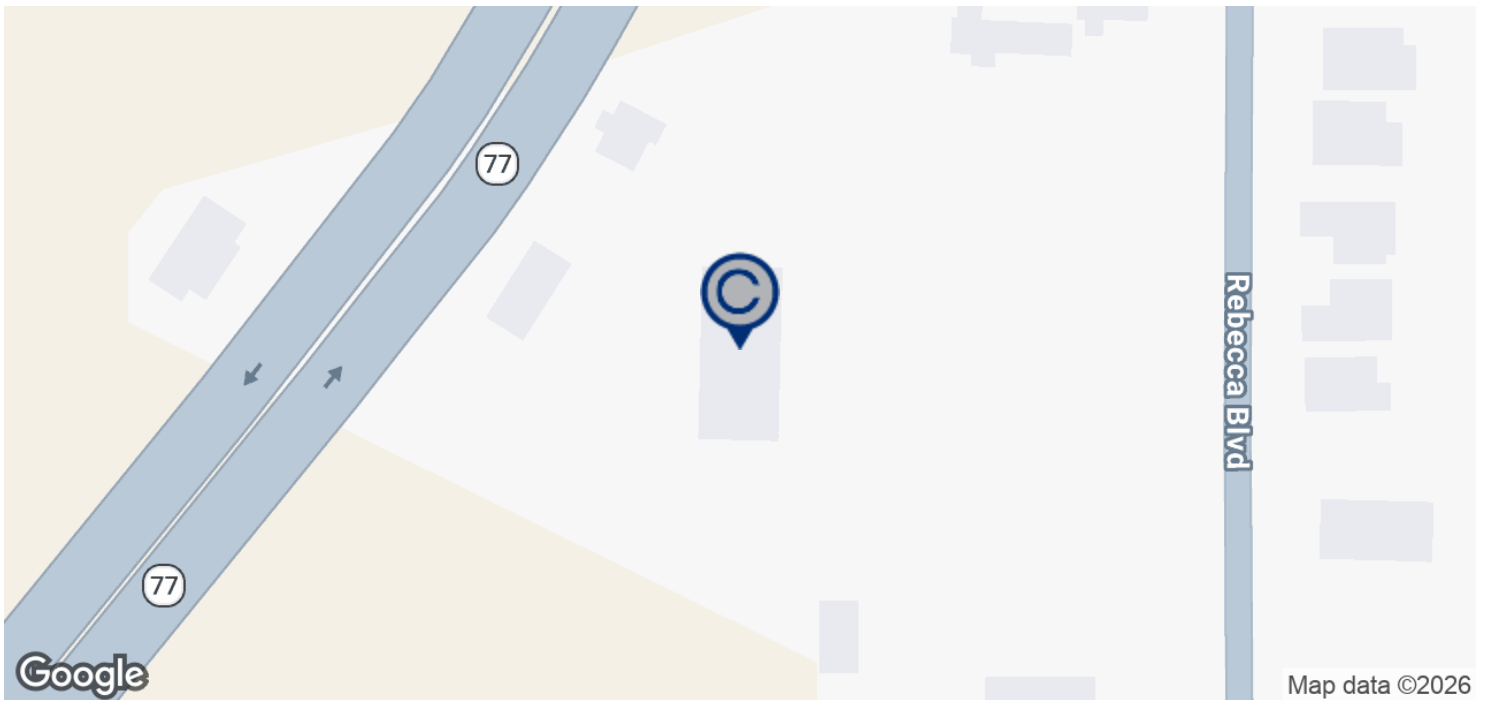
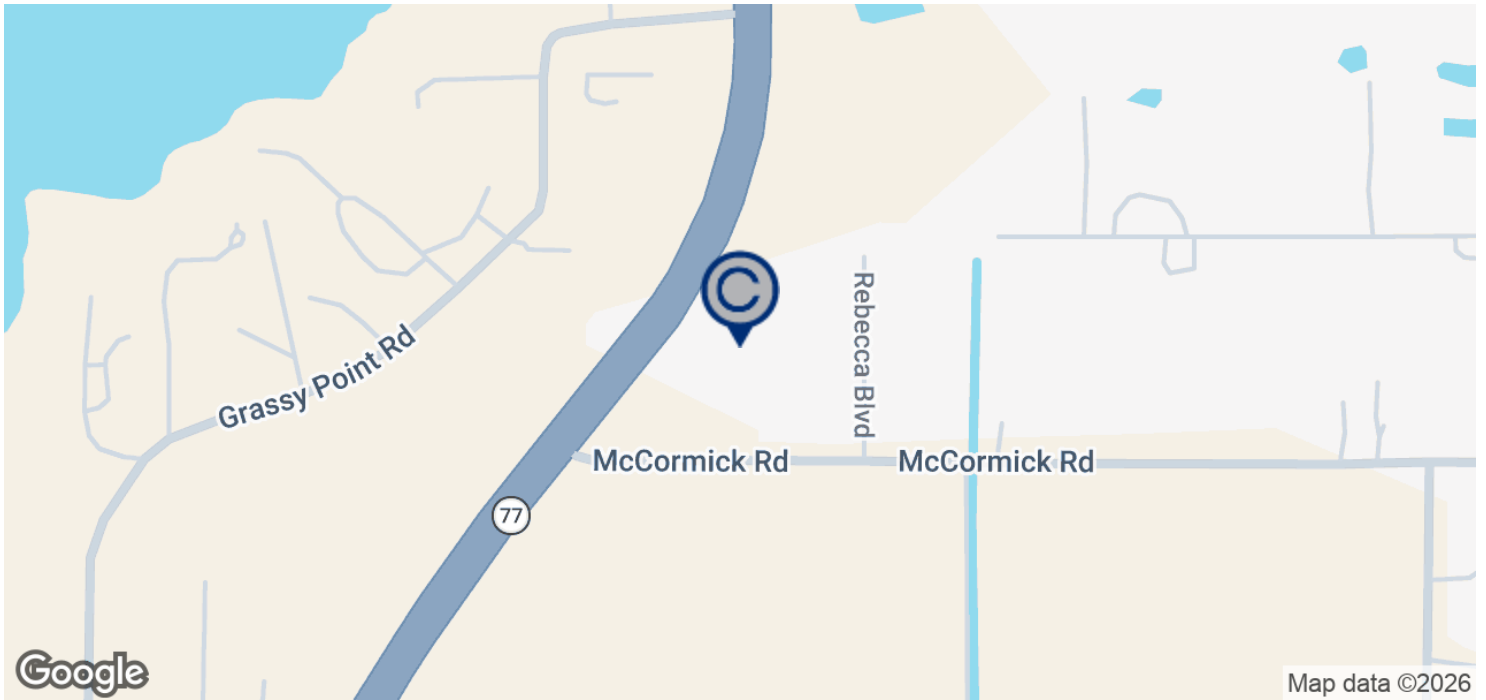
LOCATION DETAILS

Market	North Florida
Sub Market	Panama City MSA
County	Bay County
Road Type	Highway
Nearest Airport	Northwest Florida Beaches International (ECP) - 18 Mins
Nearest Port	Port Panama City - 21 Mins

WORKFORCE

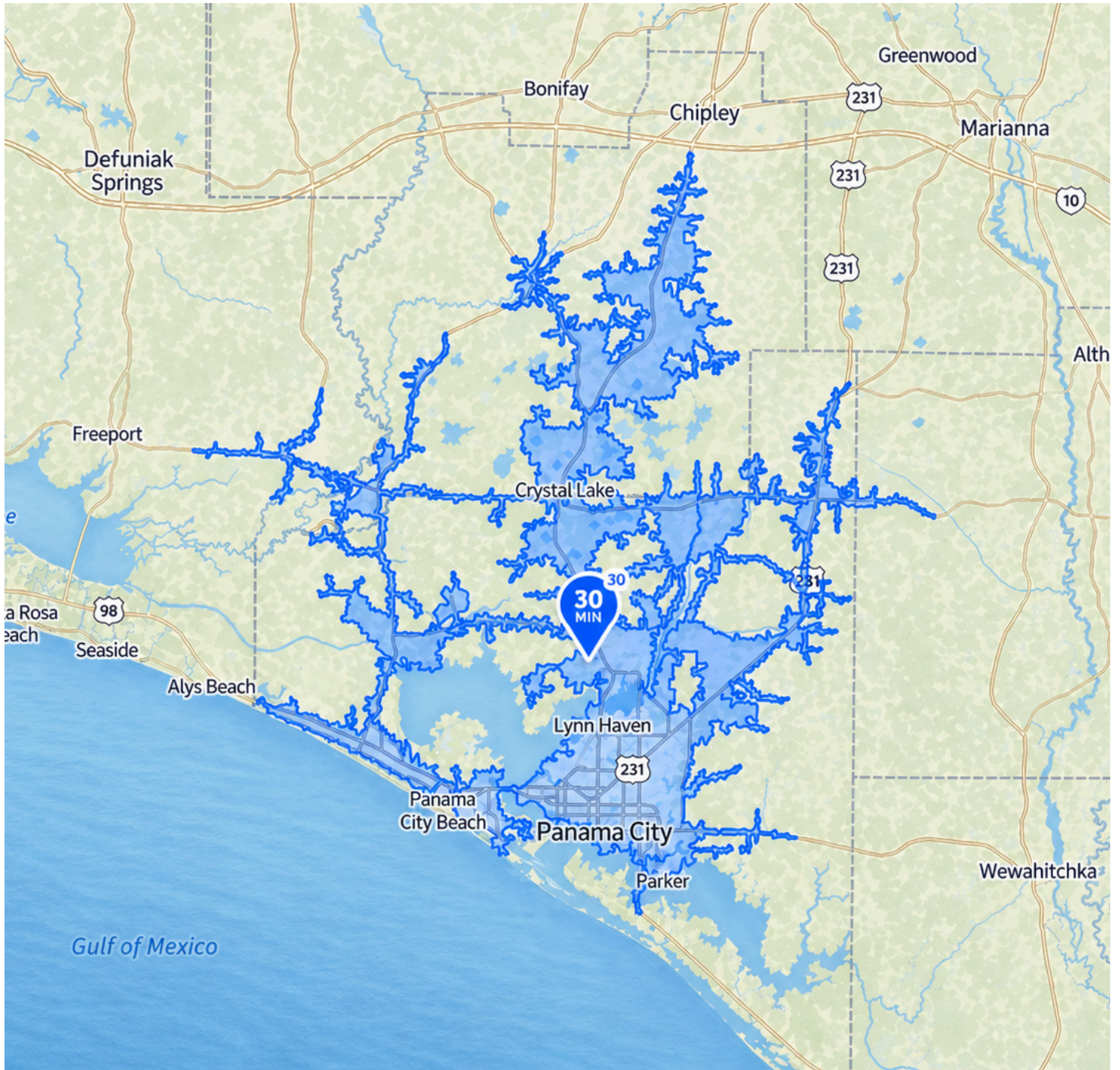
Southport benefits from a reliable workforce drawn from Bay County and the surrounding Northwest Florida region, with a strong presence in skilled trades, construction, and light industrial labor. Continued population growth and proximity to regional employers including Tyndall Air Force Base, support a steady pipeline of qualified workers, making the area a practical and cost-effective location for business operations.

Location Map



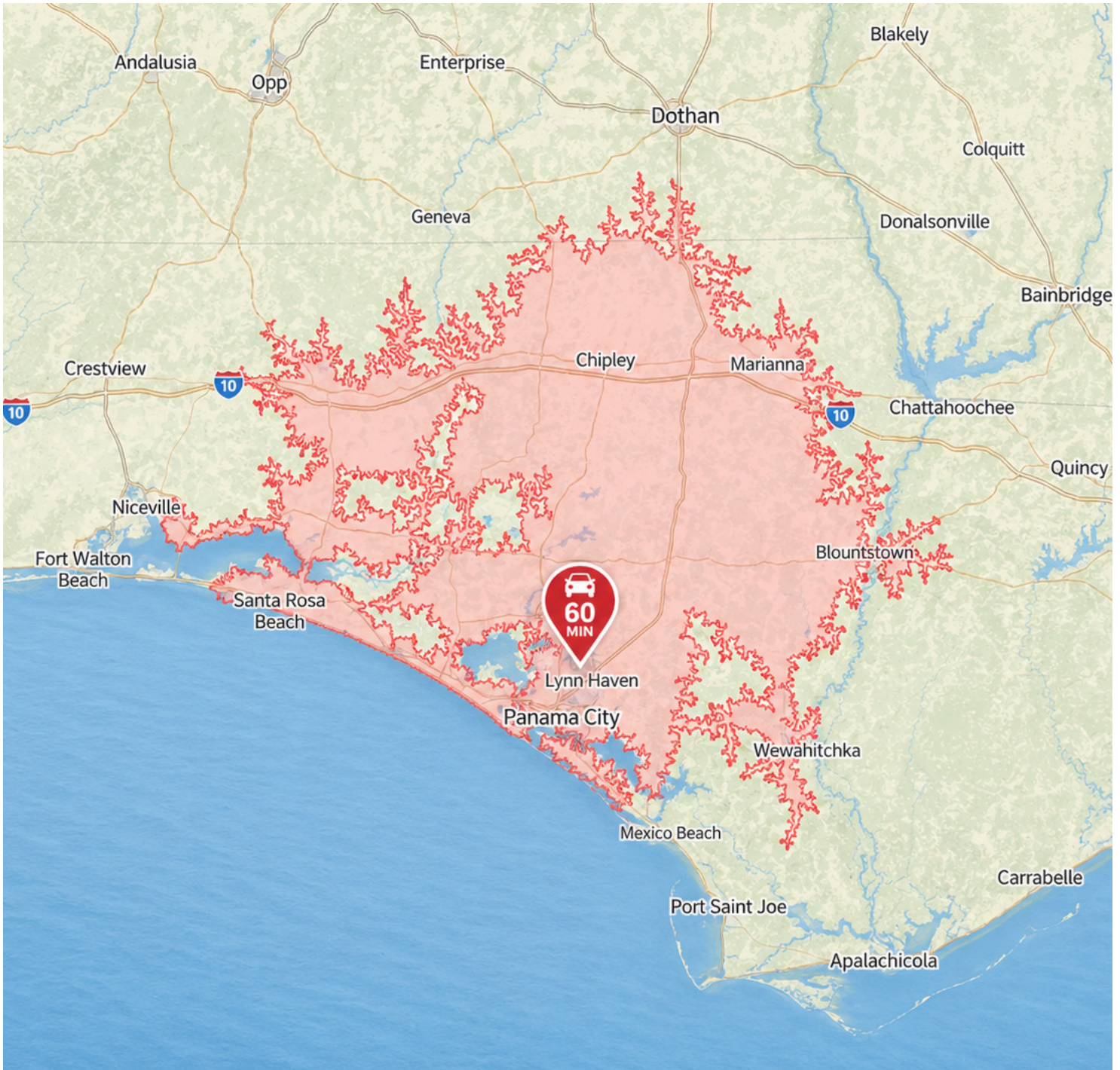
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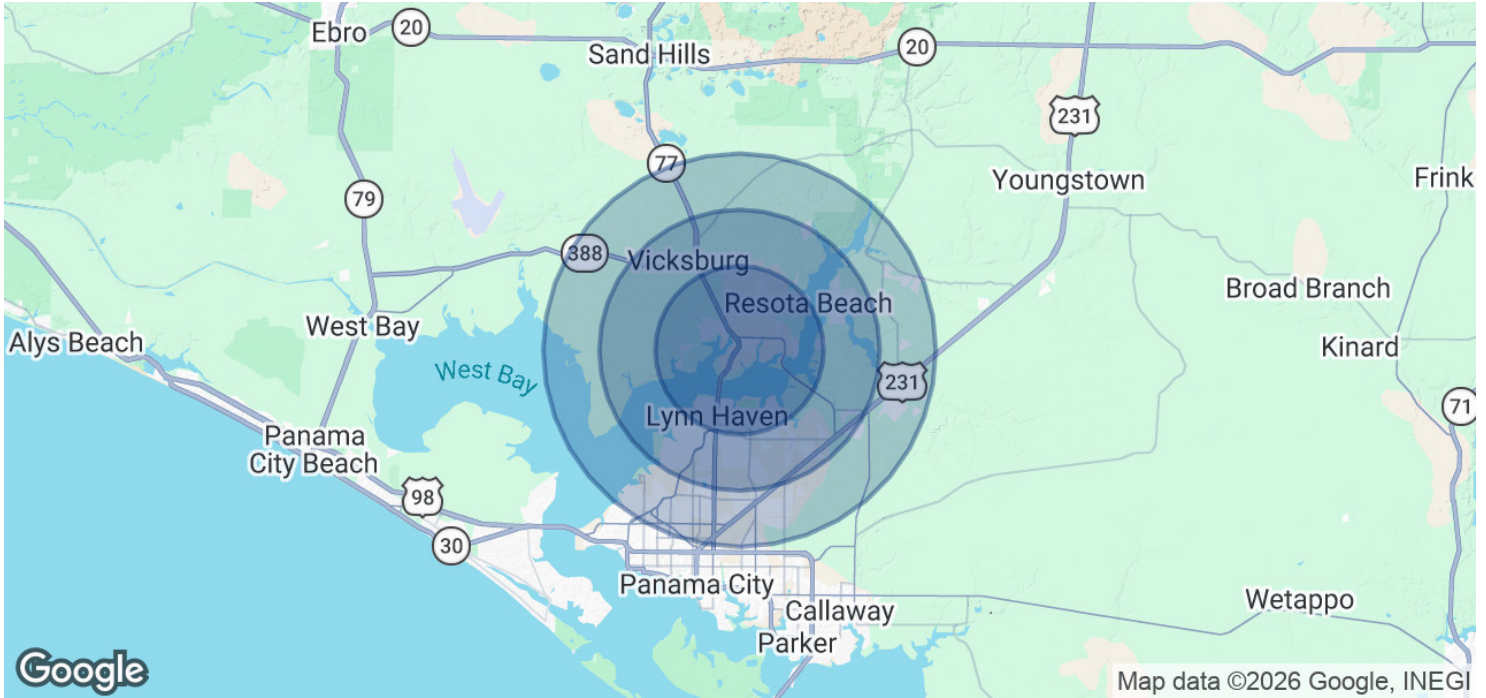
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Demographics Map & Report



POPULATION	3 MILES	5 MILES	7 MILES
Total Population	11,429	34,388	59,207
Average Age	40.3	38.6	38.9
Average Age (Male)	40.2	36.8	38.0
Average Age (Female)	42.7	41.0	40.7
HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total Households	4,356	12,957	22,774
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$103,615	\$103,030	\$101,053
Average House Value	\$298,576	\$293,061	\$291,377

2023 American Community Survey (ACS)



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Broker of Record

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Direct: 850.819.0136

PROFESSIONAL BACKGROUND

Chris Clubbs is a Florida Licensed Real Estate Broker and fourth-generation Panama City local who founded Clubbs Real Estate Group in late 2019. From an early age, Chris was immersed in family real estate projects throughout Bay County, sparking a lifelong passion for property and community development.

A 2013 graduate of Florida State University, Chris earned degrees in both Real Estate and General Management. After graduation, he joined one of Berkshire Hathaway's top-producing teams in Tampa, where he specialized in industrial sales and leasing across Hillsborough County. During his three years there, he expanded and oversaw a property management portfolio totaling nearly half a million square feet of retail, office, and flex space.

In 2016, Chris was awarded the Accredited Commercial Manager (ACoM) certification by the Institute of Real Estate Management (IREM) and went on to earn his Certified Commercial Investment Member (CCIM) designation in 2018.

Chris previously served as Chairman of the Lynn Haven Board of Adjustments and now serves on the Lynn Haven Planning Board. He is also the Chairman of the Gulf Coast Commercial MLS, supporting collaboration and data sharing among commercial real estate professionals across the region. In addition, he owns and operates Tiverly, a landscape and general maintenance company formed in response to growing needs within his property management operations.

Outside of work, Chris enjoys spending time outdoors and on the water with his dog, Pint. A pilot for over a decade, he's always up for a spontaneous flight or overnight trip. Deeply rooted in his faith, Chris loves studying and discussing theology and has held numerous leadership roles in local churches and nonprofits, including the local chapter of Beer & Bible Ministries.

EDUCATION

Florida State University - 2013 - Bachelor of Arts in Real Estate
Florida State University - 2013 - Bachelor of Arts in Management

MEMBERSHIPS

Certified Commercial Investment Member (CCIM) Institute
Institute of Real Estate Management (IREM)
National Association of Realtors
Central Panhandle Association of Realtors

Legal Disclosure

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