

## Industrial Warehouse & Showroom Portfolio

# NAIPensacola

Rare opportunity to acquire a high-functioning industrial-retail compound just minutes from I-10, Mobile Highway, and Palafox Industrial corridor. This versatile  $\pm 21,400$  SF property spans multiple structures on over an acre and features a fully conditioned retail showroom, warehouse space, multiple offices, fenced yard, with the owner making continuous capital improvements to maintain the assets.

This is one of the few industrial showroom properties on the market offering a blend of functionality, visibility, and long-term investment value.

## For Sale

### \$3,100,000



**3225 & 3229 North L Street | Pensacola, FL**

**Income Generating |  $\pm 21,400$  SF | Zoned HC/LI | 1+ Acre**

### HIGHLIGHTS

- $\pm 21,400$  SF Industrial & Showroom buildings
- Zoned HC/LI (Heavy Commercial / Light Industrial)
- 1+ Acre lot with secure fencing
- 30+ paved parking spaces

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# Multi Tenant Industrial 21,400 SF

3225 & 3229 North L St Pensacola, FL 32505

## COMPLEX HIGHLIGHTS

### Front Building – ±10,000 SF (Owner-Occupied Showroom)

- 3 renovated private offices
- Open retail showroom / store space
- Large workshop / storage area
- Full kitchen + large dining room
- 2 restrooms
- Fully conditioned with 3 HVAC systems (landlord-maintained)
- 14' eave height / 16' center height
- Spray foam insulation, steel truss metal roof
- Drop ceilings (currently 12') can be raised to 16'

### Rear Building – ±8,000 SF (Leased Income-Producing Warehouse)

- Newly renovated with modern finishes
- Clear span warehouse + mezzanine area
- 2 Roll-up doors, personnel and storefront access
- 3-phase power / gas line available
- New Mini-Splits, new office + new private restroom
- Separately metered electrical
- Currently leased, generating income

### 3229 North L St

- Leased to tenant Wesley Valves
- 3,200 SF +/-
- 14 FT Eave
- 800 SF Office / 2,400 SF Conditioned Shop

## Property Information

Land-	1.4 AC +/-
Dimensions	303' x 210'
Frontage	303'
Parking	35 spaces
Zoned	HC/LI
PID	092S301100000238 3229 North L St & 092S301100005238 (3225 North L)
Year Built	1985
Renovated	2022



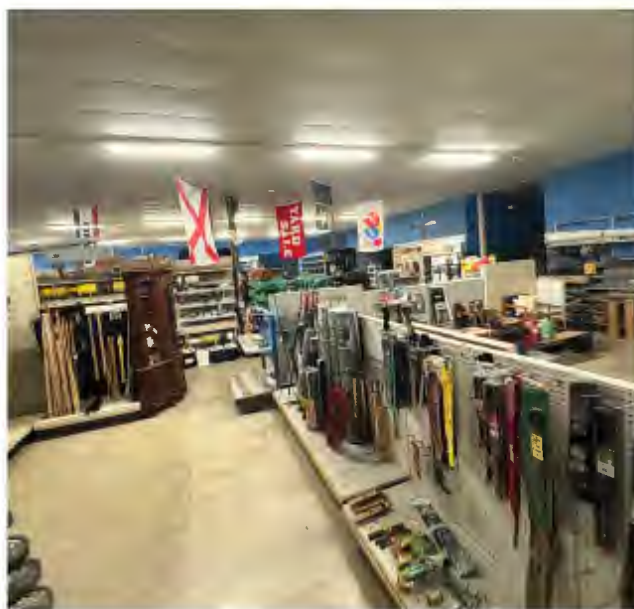
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## Area Takeaways:

- Densely Populated Trade Area: Over 150,000 residents within a 5-mile radius
- Stable Employment Base: High employment-to-population ratio with nearly 114,000 employees
- Strong Business Density: 9,298 businesses projected in the area by 2025
- Robust Consumer Spending: Nearly \$18 billion in projected 2025 total sales, indicating strong commercial activity and demand drivers

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## Centralized Location with Exceptional Connectivity

Positioned just 1 mile from Interstate 10, this property offers immediate access to one of the region's most critical east-west logistics corridors. Located in the heart of Pensacola's industrial hub, the site provides convenient connections to Mobile Highway, Palafox Industrial Park, and key transportation arteries serving Northwest Florida, Southern Alabama, and beyond.

For logistics, warehousing, or fleet-based operations, the centralized location minimizes drive time, reduces fuel costs, and supports fast-turn delivery cycles. Whether serving regional markets or last-mile delivery needs, 3225 N L Street offers the infrastructure and access your business demands.

### Property Highlights

- ✓ HC/LI Zoning – Supports broad range of uses
- ✓ Fenced for security & fleet storage
- ✓ Flexible layout & clear span construction
- ✓ Centrally located near I-10, Mobile Hwy, & Palafox Industrial Park

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## Trade Area Summary (1, 3, and 5 Mile Radius)

- 2020 Population (Total): 152,249
- 2025 Projected Population: 150,521
- 2030 Projected Population: 150,529
- Annual Population Growth (2025–2030): 0.00%
- 2025 Projected Total Sales (All Categories): \$17.99 Billion
- 2025 Projected Total Employees: 113,973
- Total Number of Businesses (2025): 9,298
- Employee-to-Population Ratio: 75.72 : 100

### Location Benefits

Proximate to I-10 (2 mi), Mobile Highway (3 mi), and Palafox Industrial Park (0.7 mi)

Traffic count on nearby West Fairfield: 35,000+ CPD

Excellent accessibility for logistics, deliveries, and customer access

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