



RENDERING



3814 Fairfield Drive presents a rare opportunity to acquire a 10,300 SF warehouse facility along the Fairfield Drive corridor in Pensacola, FL. Currently under reconstruction and nearing completion, the building is constructed with durable CMU filled block construction to support a range of commercial, industrial, service, distribution, or contractor-oriented operations. The property is zoned HC/LI — Heavy Commercial / Light Industrial, offering strong flexibility for business users seeking a modernized facility with efficient access and functional building design.

The warehouse features 20-foot ceiling heights, two 16-foot wind-rated overhead doors, commercial glass storefront entry doors, two steel man doors, a light-gauge steel stud truss system, and a standing seam roof currently being installed. The building also offers the ability to be completed as a build-to-suit opportunity, allowing a purchaser to tailor the interior layout to specific operational needs.

Additionally, the structure offers potential to add an approximately 6,000 SF mezzanine area, creating added value and expanded usable square footage.

For Sale

\$875,000

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Property Highlights

- 10,300 SF warehouse facility under reconstruction
- Near completion with build-to-suit potential
- 20 FT ceiling height for efficient warehouse operations
- Two 16 FT wind-rated overhead doors
- Durable CMU filled block construction
- Standing seam roof currently being installed
- Commercial glass storefront entry for office/showroom potential
- Two steel man doors for operational access
- Light-gauge steel stud truss system
- **Build-to-suit flexibility available**
- Potential to add approximately 6,000 SF mezzanine area

- HC/LI zoning
 - supports heavy commercial and light industrial uses
 - Convenient access to the interstate system
 - Surrounded by a dense population base
- 0.5528 AC site
 - Dimensions 125.5 FT x 210 FT lot

Ground up reconstruction of 10,300 SF HC/LI warehouse on Fairfield Drive with 20 FT ceiling heights, wind-rated overhead doors, storefront entry, and build-to-suit flexibility. Offered at \$875,000, with potential to add approximately 6,000 SF of mezzanine area for expanded operational capacity

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RENDERING

PRIME MID-CITY LOCATION. HC/LI ZONING IN CENTRAL PENSACOLA



**BUILD-TO-SUIT FLEXIBILITY AVAILABLE |
SURROUNDED BY A DENSE POPULATION BASE
10,300 SF | .5628± AC. | HC/LI ZONING**

I Centrally located in the Mid-City market, the property offers convenient access to the interstate system, major retail and service corridors, and a dense surrounding population base. With approximately 125 feet of frontage on Fairfield Drive and traffic counts of approximately 45,000 cars per day, the site provides strong visibility and accessibility for a variety of commercial, industrial, service, distribution, or contractor-oriented users. **I**

**CONVENIENT ACCESS TO THE INTERSTATE SYSTEM
CLOSE TO PARTS PROVIDERS, SUPPLIERS, AND MAJOR COMMERCIAL CORRIDORS**

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