



Single-Tenant Industrial *Manufacturing & IOS Facility*

PENSACOLA, FLORIDA

Long-Term Tenant Occupancy with
Recent Long-Term Lease Extension

Critical Facility with Significant Tenant
Investment and Recent \$6M Expansion

Below Replacement Cost

VIEW OFFERING MEMORANDUM

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\$10,620,375
Purchase Price

7.75%
Cap Rate

9.14% Average Cap Rate Over Lease Term