

# Full-Service Heavy Industrial Facility

Outstanding industrial complex featuring four buildings on over 6.6 acres, zoned M-2 for full industrial use. Ideal for manufacturing, distribution, and heavy industrial operations. Multiple dock-high and grade-level doors, excellent clear heights, robust power capacity, and a mix of conditioned and unconditioned warehouse areas provide flexibility for diverse tenant requirements.

**PROPERTY VIDEO**

From warehouse to anywhere - seamlessly.



# 3890 Pasco St.

Pensacola, FL 32505

**FOR LEASE – ±78,031 SF INDUSTRIAL COMPLEX**

3890 Pasco Street | Pensacola, FL 32505

## Leasing Summary

- Lease Rate: \$10.00 PSF + NNN | Term: 5 Years
- Available (up to): ±78,031 SF on ±6.67 AC | Zoned M-2
- Office Space: ±5,000 SF | Warehouse: ±78,031 SF
- Loading: 5 Dock-High (w/ Levelers) + Multiple Grade-Level Doors
- Power: 3-Phase, 480 AMP | Dedicated 80 KW Generator

## Key Features

- Class “A” warehouse space with 50’ bays & 60’ speed bay
- Dock canopy & ramp access
- Crane & air compression system (Bldg 2)
- Secure front & rear yard space
- Climate-controlled office, showroom, and conference space
- Recorded easement to Palafox Street for direct access
- Prime central location with quick I-110 & I-10 connectivity



**NAI**Pensacola

24. W. Chase St I Suite 100  
Pensacola, FL 32502

850.433.0577  
[naipensacola.com](http://naipensacola.com)

For more information

**Cameron Cauley, CCA, MiCP, SIOR**

e: [ccaulley@naipensacola.com](mailto:ccaulley@naipensacola.com)  
m: 850 291 3341



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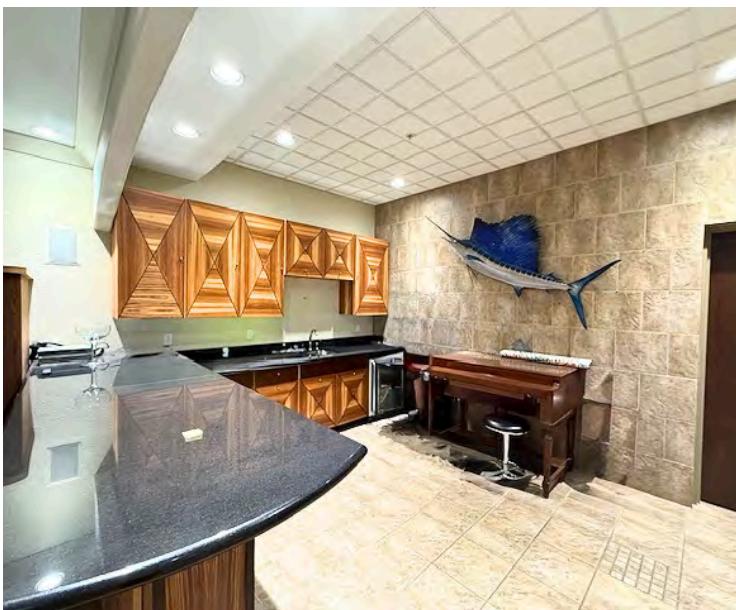
## Building 1

EASTERN MOST BUILDING:  
±37,600 SF not including covered docks

- Warehouse: ±32,420 SF | Class 'A'
- 50' bays with 60' speed bay
- 20' eave height
- 5 dock-high doors w/ levelers (10'x12') & canopy-covered dock
- 1 grade-level door with ramp
- Drive-thru capability with 5 roll-up doors (8'x10' to 10'x12')
- Fully fire-sprinkled
- 3-phase, 480 AMP power | Dedicated 80 KW generator
- Industrial ventilation fans (8 total)

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- Office: ±5,180 SF – Fully renovated with 2 reception areas, showroom, multiple private offices, conference rooms, breakroom, storage, and CAT5 wiring throughout.
- Bullpen space for 5-7 employees
- Apartment/hurricane housing potential with generator support



## Building 2

NORTHERN MOST BUILDING

±11,591 SF (not including covered rear drive

- 4 grade level doors/bays. 6 x Roll-up doors @ 8' x 10' (4 lg bays/2 sm bays)
- No Fire Suppression/HVAC
- Both large bays have 20' peaks with 18' eave; Drive thru capability with rear access to other buildings.
- Both small bays have 20' peaks with 14' eave; Drive thru capability
- Bay 3-4 is equipped with a 7.5 T Crane and Air Compression
- 3-phase; 480 AMP power with transformers to add additional if needed
- Rear-drive is fully covered (~9,000 SF of covered drive)



## Building 3 LARGE WESTERN BUILDING

±23,800 SF

- This property has a recorded easement all the way to Palafox St for ingress/egress.
- 1- 10' x10' & 1- 8' x 8' Grade Level Roll up doors on western wall (Facing Palafox access)
- 1- 8' x 8' Roll-up; Grade level for drive-thru capability (Facing Pasco parking lot)
- Warehouse is fully-insulated and has ventilation fans
- Not climate controlled
- No Fire Suppression
- Small climate controlled office (Approximately 300 SF) in warehouse
- No plumbing/restroom in this building
- 14' Eave; 18' Peak
- Large surface storage/parking area
- Large laydown/Grass area



## Building 4 SMALL WESTERN CONCRETE BUILDING

- Building is open concept used solely for storage
- Solid concrete construction with concrete roof
- No doors on the building, currently
- No climate control
- No Fire suppression
- 7.5' Ceilings



# FAIRFIELD DR

39,500 CPD 2024

72,451 CPD 2024

110

# Where location drives logistics success.



## Modality and Location Highlights

Positioned within a well-established industrial hub, 3890 Pasco Street is surrounded by a mix of national brands and long-standing local suppliers that provide a solid support network for logistics, manufacturing, and service-based industries.

3890 Pasco is strategically located less than one mile from the I-10 onramp (72,500 CPD), offering seamless east-west connectivity across the Gulf Coast and beyond. It is also just minutes from I-110, ensuring quick access to Downtown Pensacola and the region's commercial corridors.

## Port Access

The property is conveniently located near the Port of Pensacola, a deep-water facility on Pensacola Bay offering full-service stevedore and marine terminal operations, including on-dock rail service via CSX Class 1 Railroad. This proximity allows for efficient import/export handling of goods and raw materials

## Rail Connectivity

- CSX Transportation – Goulding Railyard: Located nearby at 4700 Sycamore Drive, Pensacola, FL, CSX specializes in moving goods and materials efficiently across the region.
- Florida Gulf & Atlantic Railroad (FGA): Operating 430 miles of track through the Florida Panhandle and southern Georgia, FGA's east-west line parallels the I-10 corridor. It interchanges daily with CSX in both Baldwin and Pensacola, as well as with AN Railway in Chattahoochee, FL.

## Key Transportation Advantages

- Less than 1 mile to I-10
- Minutes to Port of Pensacola
- Direct access to Class 1 and regional rail lines
- Established industrial ecosystem with supplier and service synergies

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Where industrial power meets unmatched connectivity.

For more information

**Cameron Cauley, CCA, MiCP, SIOR**

e: [ccaulley@naipensacola.com](mailto:ccaulley@naipensacola.com)

m: 850 291 3341

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