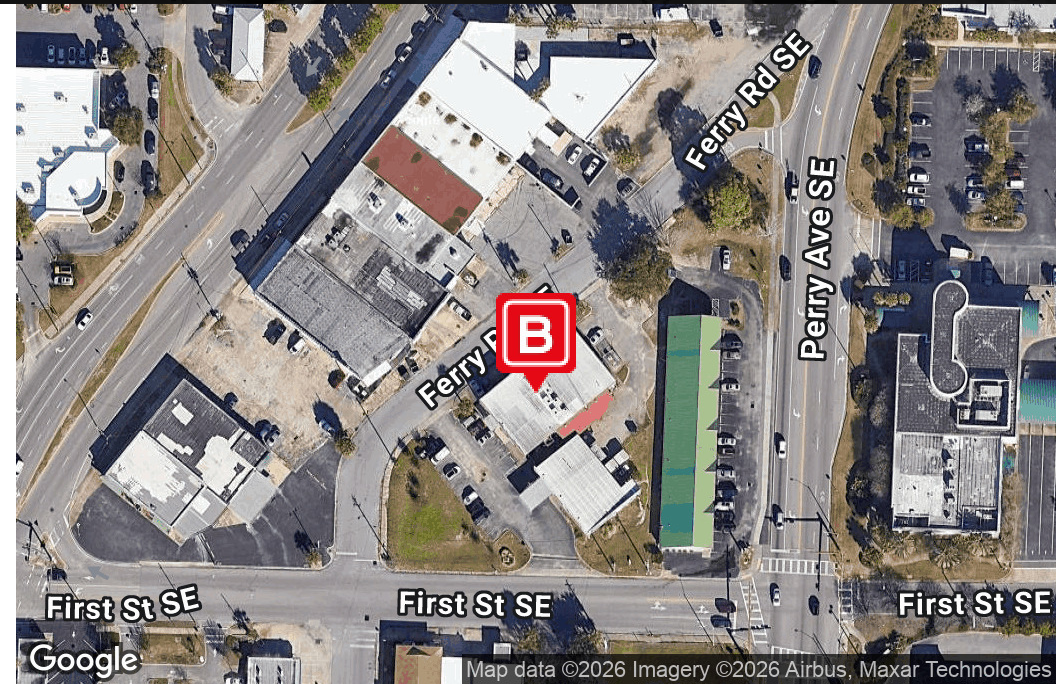


BELLCORE
COMMERCIAL



6,000 SF INDUSTRIAL/WAREHOUSE SPACE

125 FERRY ROAD SOUTHEAST, FORT WALTON BEACH, FL 32548



PROPERTY DESCRIPTION

Available for lease: 6,000 SF of industrial/warehouse space at 125 Ferry Road SE in Fort Walton Beach. The property sits on approximately 0.93 acres at the corner of Ferry Road SE and First Street SE, offering approximately 284 feet of frontage and strong visibility along a corridor with reported traffic counts of approximately 24,000 vehicles per day.

The property is zoned General Commercial and is positioned for a range of industrial, warehouse, distribution, service, and commercial uses. The building features a 12-foot clear ceiling height, one grade-level door, and is in shell condition, providing flexibility for a tenant to customize the space.

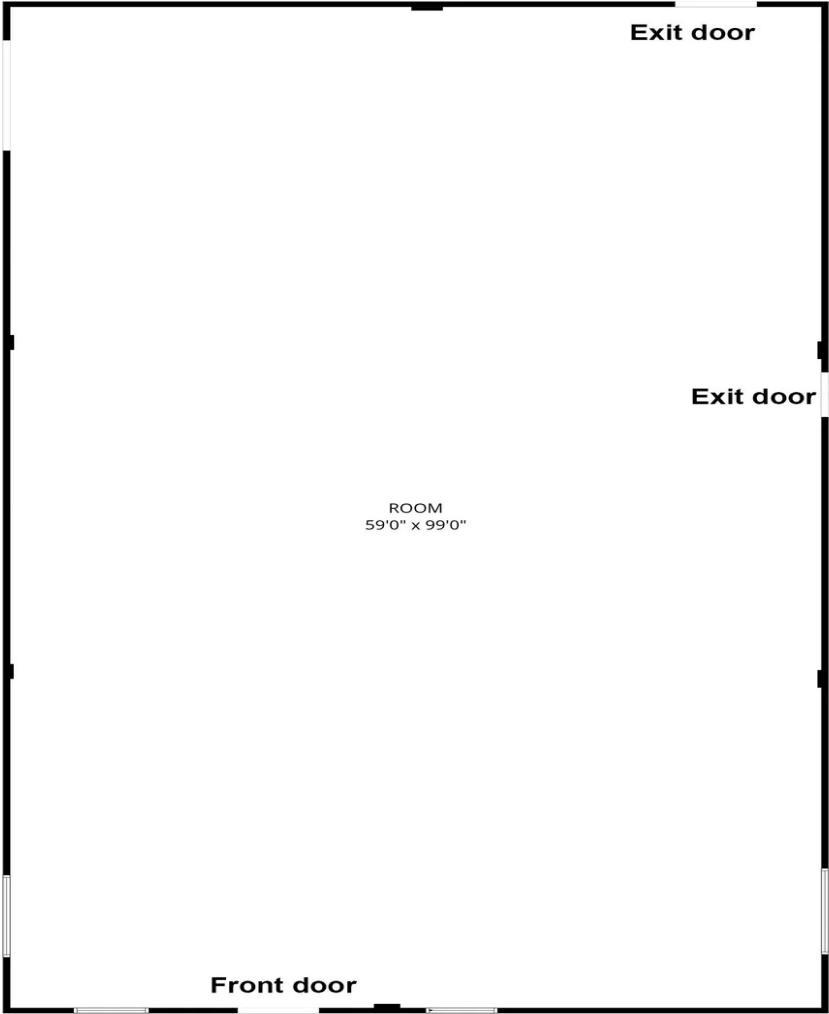
PROPERTY HIGHLIGHTS

- Shell condition with flexible buildout options
- Landlord may provide a vanilla box finish with negotiated lease terms
- Buildout allowance available for qualified tenant/lease structure
- Signage available

OFFERING SUMMARY

Lease Rate:	\$12 SF/yr (NNN)
Available SF:	6,000 SF
Lot Size:	0.93 Acres
Zoning	General Commercial
Property Type	Industrial
Traffic Count	24,000
Market	Fort Walton Beach

grade-level roll up door
10' W x 10' H



LEASE INFORMATION

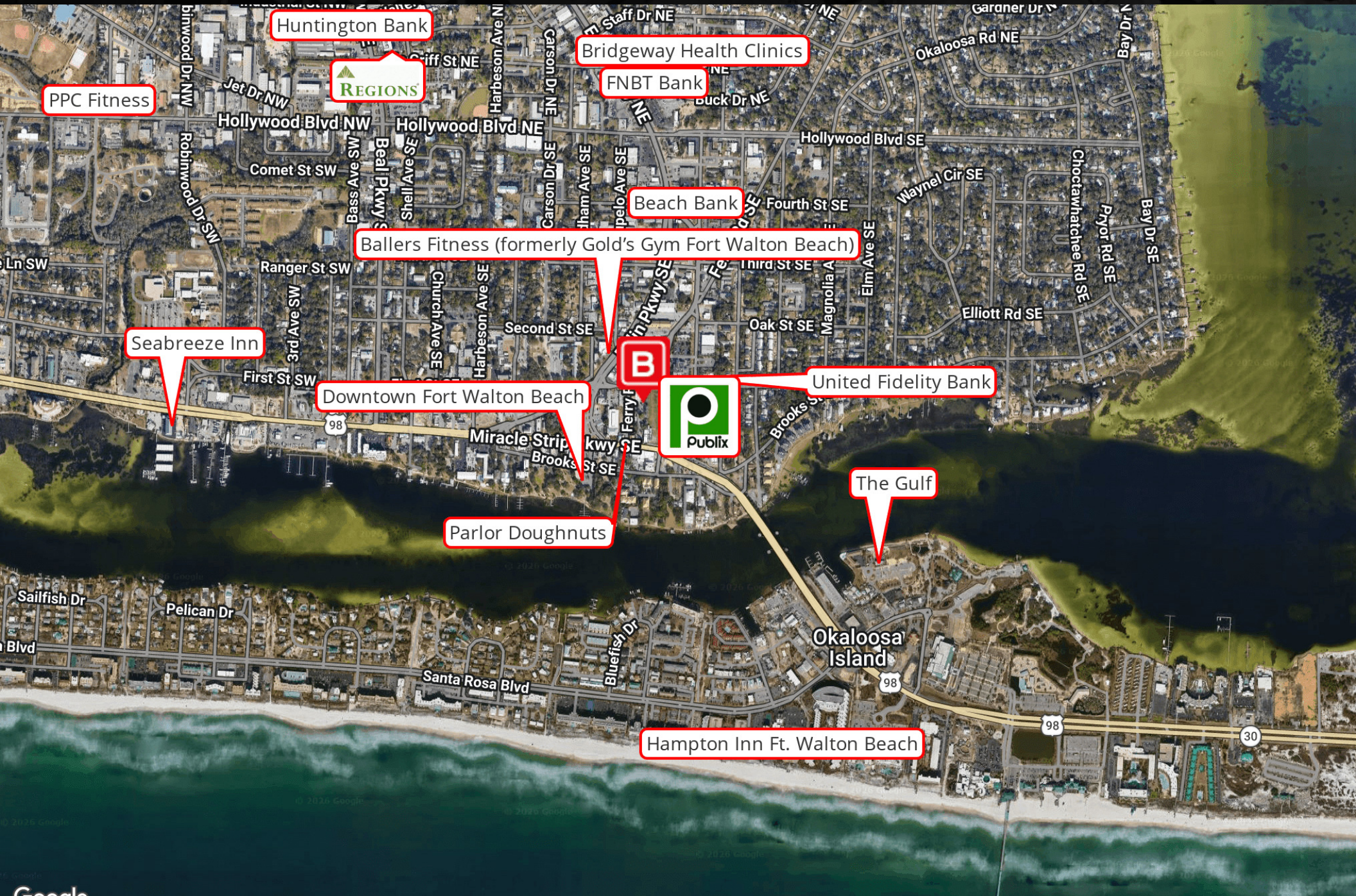
Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	6,000 SF	Lease Rate:	\$12 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
125 Ferry Rd SE	Available	6,000 SF	NNN	\$12.00 SF/yr	-









FORT WALTON BEACH, FL





POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,961	6,823	10,810
Average Age	38.8	40.1	40.4
Average Age (Male)	33.1	37.8	38.5
Average Age (Female)	41.8	42.3	41.8
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,377	2,990	4,626
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$57,069	\$78,130	\$87,640
Average House Value	\$166,951	\$292,401	\$344,226

2023 American Community Survey (ACS)

**ROBERT BELL****Partner, Senior Advisor , & Property Manager**

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FL #SL698346

PROFESSIONAL BACKGROUND

Rob Bell is the Vice President and Senior Advisor of Bellcore Commercial. Bellcore Commercial is a full-service commercial real estate firm offering a wide range of diversified real estate services, including, but not limited to, investment sales, leasing, tenant representation, and asset management.

Rob has earned a distinguished reputation with over 20+ years of experience and is nationally recognized as a top producer in the commercial real estate industry. Prior to starting Bellcore Commercial, Rob sold his brokerage, John S. Carr & Associates, to an affiliate of Berkshire Hathaway in 2015. Rob brought his unique sales approach, marketing capabilities, and competitiveness to one of the largest real estate companies in the world. Under Berkshire, Rob was a member of the President's Circle every year, and globally ranked in the top 5% of commercial sales and leasing year after year. Bellcore Commercial offers the catalytic foundation needed for the long-term future growth of the company, team, and its leaders.

Bellcore Commercial is founded on the model that great deals are not measured with money; they are brokered with the foundation of great relationships. At Bellcore, our success is striving for our core principles; leadership, customer loyalty, client success, and integrity.

EDUCATION

Mr. Bell attended the University of Alabama in Tuscaloosa and holds his Bachelor of Science degrees in Business Administration and Finance from the University of West Florida.

MEMBERSHIPS

Mr. Bell is a member of many prominent industry organizations including NAIOP – Commercial Real Estate Development, International Council of Shopping Centers, National Association of Realtors, Florida Association of Realtors, and Pensacola Association of Realtors, and ARVC National RV Park Association, to name a few.

A graduate of the 2005 Leadership Pensacola Class, Mr. Bell has been an active volunteer in multiple civic and charitable organizations including the Pensacola Little Theater, Coastal Conservation Association, and Big Brothers Big Sisters.

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