

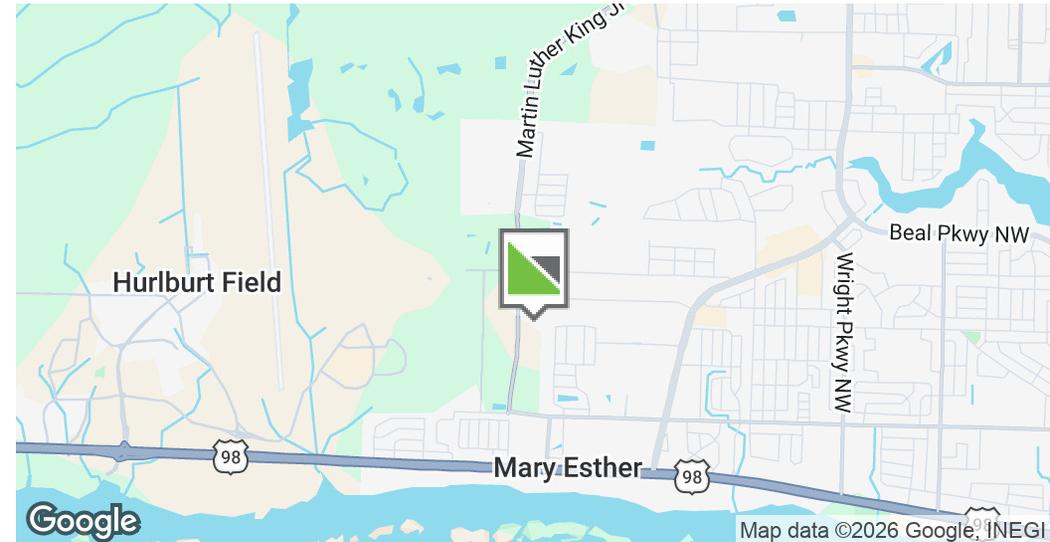
# 706 ANCHORS ST

706 Anchors Street, Fort Walton Beach, FL 32548

INDUSTRIAL PROPERTY FOR LEASE

**TAYLOR**ALLEN  
PROPERTIES

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Building Size:	20,000 SF
Available SF:	20,000 SF
Lot Size:	1.54 Acres
Year Built:	1985
Renovated:	2010
Zoning:	Industrial
Market:	Fort Walton Beach

### PROPERTY OVERVIEW

Available for lease- Two 10,000 SF industrial / light manufacturing buildings. Strategically located on a 1.59-acre parcel in the Fort Walton Beach Commerce & Technology Park, only minutes from Hurlburt Field and Eglin Air Force Base. Both buildings are fully heated and cooled with sealed floors and upgraded LED lighting. Additional amenities include 16 ft eave height, loading dock, three 16ft overhead doors, 6 inch reinforced slab, 1200 Amp 3 Phase power, fire suppression and fenced yard.

### PROPERTY HIGHLIGHTS

- Fully Air Conditioned
- Fire Suppression
- 1200 Amps of Power
- Dock High Door

### For More Information:

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## ADDITIONAL PHOTOS

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## RETAILER MAP

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## CHAD KNAEPPEL, CCIM, SIOR

Executive Director



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## PROFESSIONAL BACKGROUND

Chad Knaeppel is the Co-founder/Executive Director of Taylor Allen Properties and specializes in the sale of Commercial Investment Property and the Leasing of Office and Industrial space. Chad is one of only two Brokers in Northwest Florida to achieve both the CCIM and the SIOR designations from the Society of Industrial and Office Realtors. These designations are reserved for highly-qualified real estate practitioners with a strong transactional history. Chad has been a Licensed Realtor in the State of Florida since 2002 and has solely focused on commercial sales and leasing over the last ten years. In 2023, Chad was able to sell or lease over 300,000 square feet of improved commercial property to include negotiating a 25,000 square foot, Class A office lease with Turnberry Associates in Destin, Florida. He also secured the re-tenant and sale of a 61,000 square foot business park in Panama City Beach, Florida, and the re-development of 32,000 square foot heavy industrial site in Freeport, Florida. Mr. Knaeppel currently serves as a Board Member of Gulf Coast Commercial MLS (regional commercial MLS), Treasurer of the Airport Plaza Commercial Condominium and also volunteers his time professionally for Food for Thought Florida (501 c 3) advising on site selection, valuations, and negotiations for their current and past locations.

## EDUCATION

Louisiana State University- School Of Architecture

## MEMBERSHIPS & AFFILIATIONS

CCIM

Commercial Realtor of the Year 2017 & 2021

Gulf Coast Commercial MLS- Board of Directors

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