

# MULTI-USE WAREHOUSE

271 North Star Avenue, Panama City, FL 32404



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CLUBBS REAL ESTATE GROUP, LLC  
1103 Fortune Avenue  
Panama City, FL 32401

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### OFFERING SUMMARY

Lease Rate: \$1,800.00 - 12,000.00 per month (MG; NNN)

Building Size: 12,000± SF

Available SF: 1,500 - 12,000 SF

Lot Size: 1.36 Acres

Year Built: 2022

Zoning: Commercial-1 Callaway

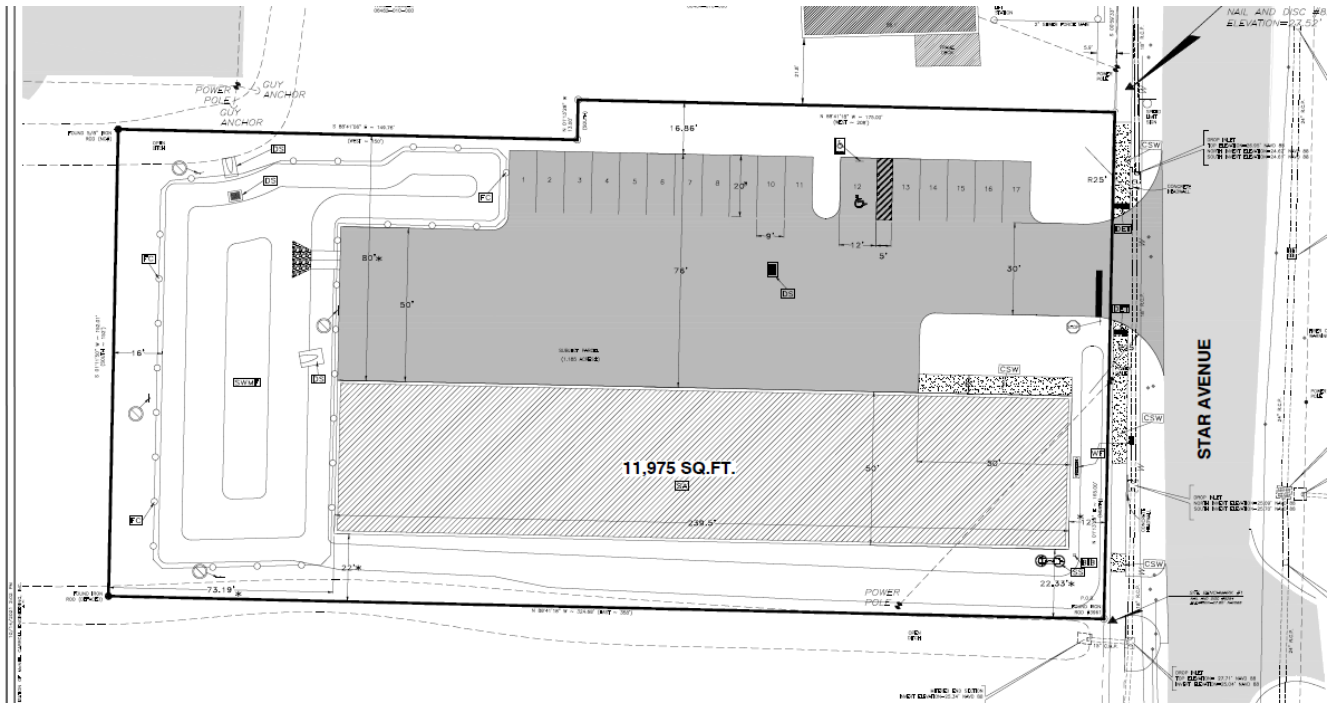
### PROPERTY OVERVIEW

Just minutes from Tyndall Air Force Base with excellent access North on Highway 231, these 1,500± SF bays each feature one 14± FT (h) X 12± FT (w) door, personnel doors in front and back for increased ventilation, and private restrooms. Office space may be constructed to meet tenant's needs. Bays may be combined either initially or as tenant's needs grow, subject to availability. Each space is separately metered for electricity giving the tenant the ability to control their own cost. No expensive CAM fees when leasing single units! Tenant pays pro-rata share of common utilities. Discounts available for multiple units.

### PROPERTY HIGHLIGHTS

- Scalable 1,500± SF Spaces Near Tyndall AFB and Major Growth Areas
- 17± FT Clear Height with 14± FT (h) X 12± FT (w) Grade Level Doors
- New, Never-Occupied, Construction with High Bay LED Lighting
- Front and Rear Personnel Doors Provide Ventilation without the costs of AC
- Flexible Office Buildouts to Meet Tenant's Individual Needs

Lease Spaces



LEASE INFORMATION

Lease Type:	MG; NNN	Lease Term:	60 months
Total Space:	1,500 - 12,000 SF	Lease Rate:	\$1,800.00 - \$12,000.00 per month

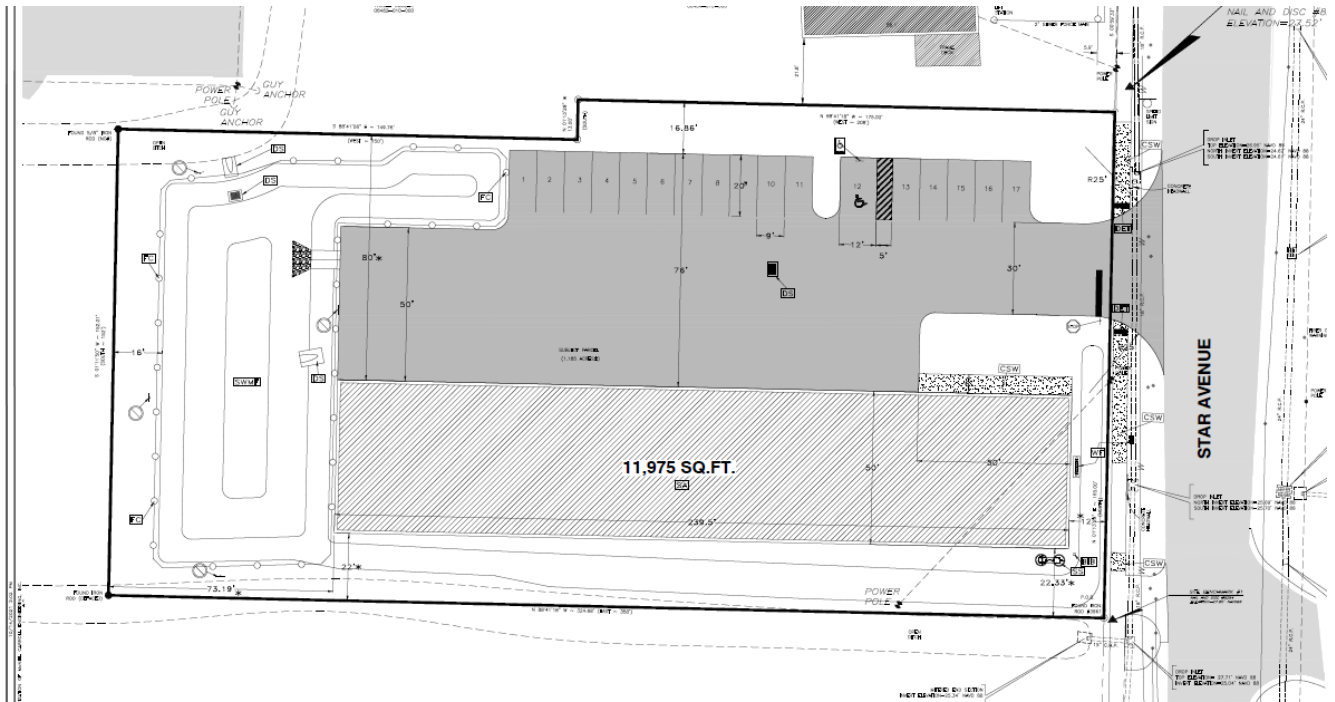
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
A	Available	1,500 - 12,000 SF	Modified Gross	\$2,000 per month	Front Space on Star Ave w/ Building Signage
B	Available	1,500 SF	Modified Gross	\$1,900 per month	Higher Road Visibility
C	Available	1,500 SF	Modified Gross	\$1,900 per month	Higher Road Visibility
D	Available	1,500 SF	Modified Gross	\$1,800 per month	-
E	Available	1,500 SF	Modified Gross	\$1,800 per month	-
F	-	1,500 SF	Modified Gross	\$1,800 per month	-
G	Available	1,500 SF	Modified Gross	\$1,800 per month	-

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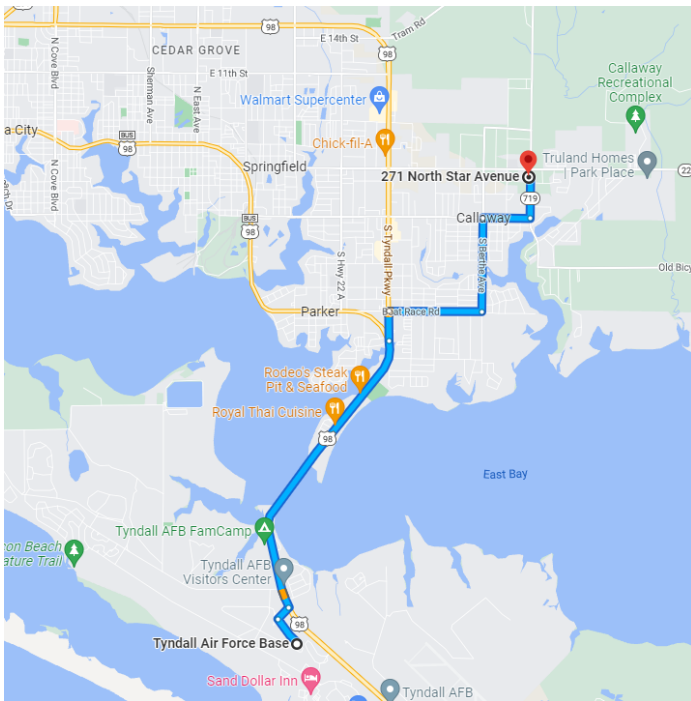


SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
H	-	1,500 SF	Modified Gross	\$1,800 per month	End Unit - Potential Fenced Yard Area
Entire Building	Available	12,000 SF	NNN	\$12.00 SF/yr	-

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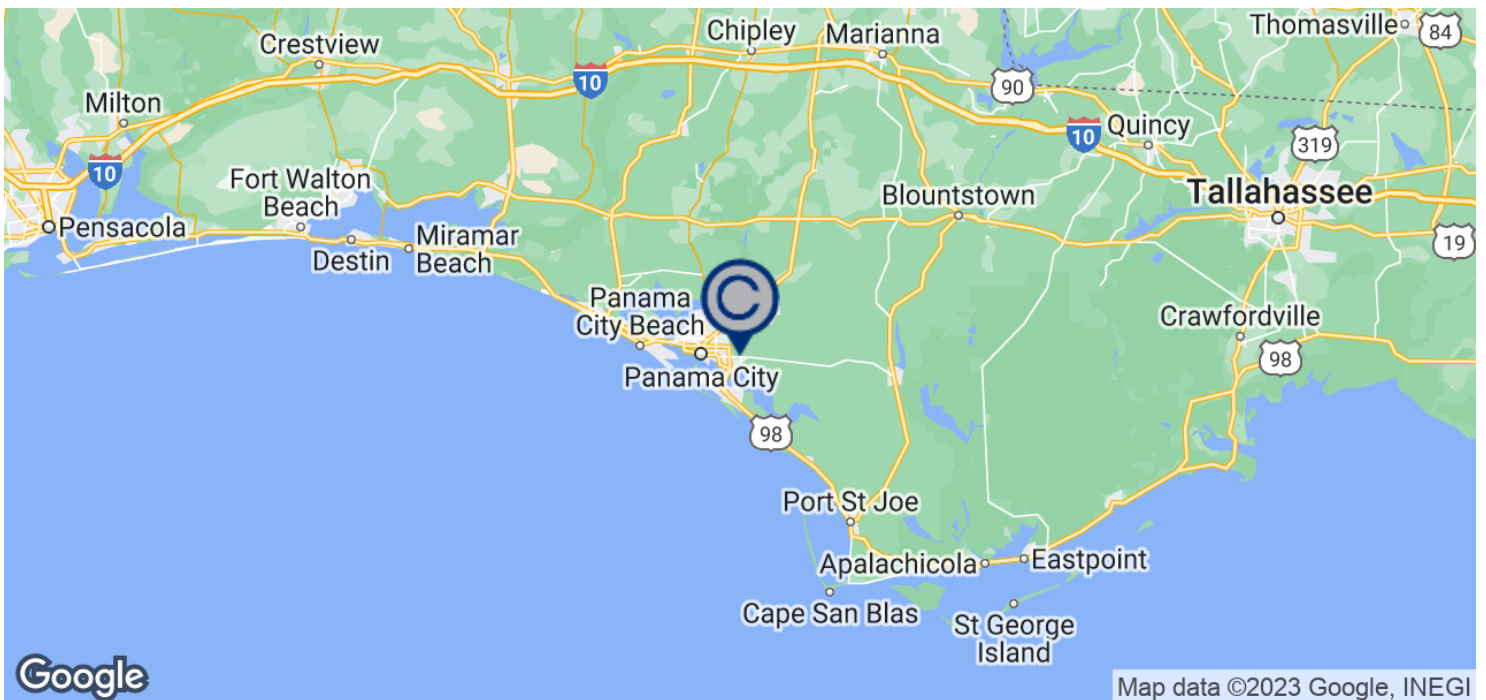
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## Additional Photos



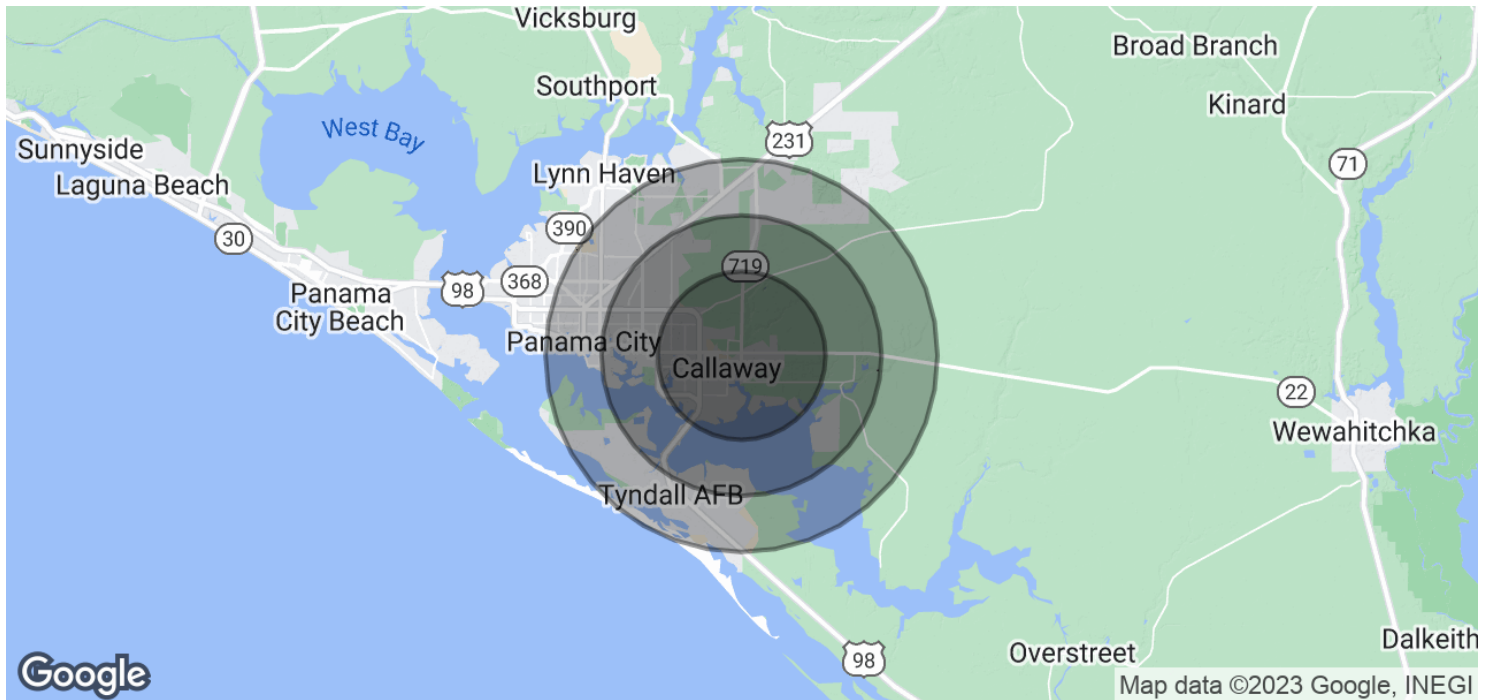
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POPULATION	3 MILES	5 MILES	7 MILES
Total Population	26,330	45,574	70,922
Average Age	38.1	40.0	40.0
Average Age (Male)	36.5	38.0	38.5
Average Age (Female)	40.5	41.7	41.6
HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total Households	11,849	21,264	33,781
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$53,546	\$52,556	\$55,845
Average House Value	\$153,220	\$151,456	\$161,411

\* Demographic data derived from 2020 ACS - US Census

Christopher Clubbs



CHRIS CLUBBS, CCIM, ACOM

Broker of Record

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Direct: 850.819.0136

### PROFESSIONAL BACKGROUND

Chris is a Florida Licensed Real Estate Broker and fourth generation Panama City local who founded Clubbs Real Estate Group in late 2019. From an early age, Chris was involved with family projects covering a range of Real Estate opportunities in Bay County which eventually inspired him to pursue a degree in Real Estate. Chris graduated from Florida State University in 2013 with degrees in both Real Estate and General Management. He was nominated by FSU faculty and presented with the prestigious ICSC Foundation Award in late 2012 for having exceptional potential in a real estate career. After graduation, Chris accepted an offer to join one of Berkshire Hathaway's top-producing real estate teams in Tampa, Florida. During his three-year period in Tampa, he specialized in Hillsborough County industrial sales and leasing and built a Pinellas County property management team that reached nearly half a million square feet of retail, office and flex space. Chris was awarded the Accredited Commercial Manager Certification (ACoM) by the Institute of Real Estate Management (IREM) in mid-2016 and earned his Certified Commercial Investment Member (CCIM) designation in October 2018.

When not working, Chris enjoys spending his time outdoors and on the water. Chris has held his Private Pilot Certificate for more than ten years and never passes up an opportunity to fly. He has held numerous leadership positions for various churches and non-profits, participating in mission projects around the world.

### EDUCATION

Florida State University - 2013 - Bachelor of Arts in Real Estate  
Florida State University - 2013 - Bachelor of Arts in Management

### MEMBERSHIPS

Certified Commercial Investment Member (CCIM) Institute  
Institute of Real Estate Management (IREM)  
National Association of Realtors  
Central Panhandle Association of Realtors