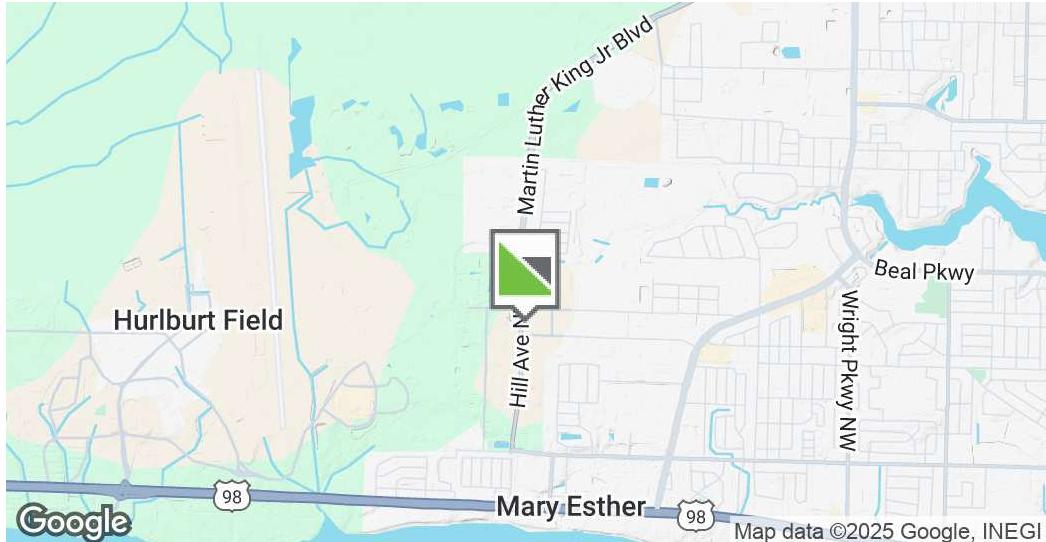


## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	\$12 NNN
Building Size:	13,975 SF
Available SF:	13,975 SF
Lot Size:	0.66 Acres
Number of Units:	1
Year Built:	1986
Renovated:	2025
Zoning:	Industrial
Market:	Fort Walton Beach

### PROPERTY OVERVIEW

Available for lease- 13,975 sf office/ warehouse in the Fort Walton Beach Commerce and Technology Park. This building is comprised of 3,234sf of office/ showroom and 10,741sf of warehouse. The warehouse portion offers 20ft eave heights, four loading docks, one drive in bay, 1,500 amps of power and a 3200sf mezzanine. The office portion has a showroom, a large conference room, two offices and a kitchen/ break room. This property recently received over \$200,000 in capital improvements including a new roof, insulation, new overhead doors, resurfaced parking and LED lighting in the warehouse.

### PROPERTY HIGHLIGHTS

- Heavy Power
- Available Q2 2025
- 4 Loading Docks

For More Information:

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# FORT WALTON INDUSTRIAL

161 Hill Avenue Northwest, Fort Walton Beach, FL 32548

INDUSTRIAL PROPERTY FOR LEASE

## ADDITIONAL PHOTOS

**TAYLOR ALLEN**  
PROPERTIES



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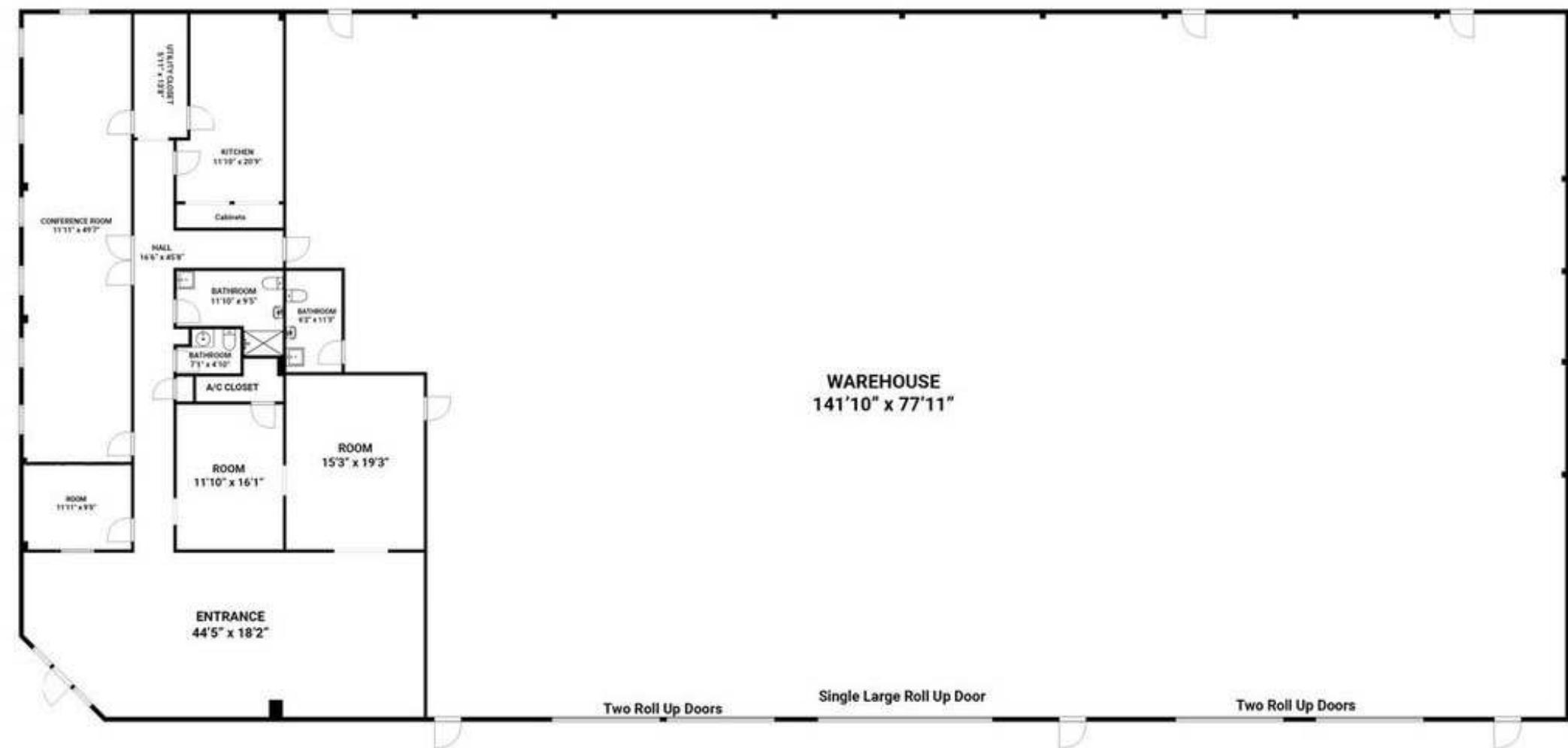
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## FLOOR PLANS



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# FORT WALTON INDUSTRIAL

161 Hill Avenue Northwest, Fort Walton Beach, FL 32548

INDUSTRIAL PROPERTY FOR LEASE

## RETAILER MAP

**TAYLOR ALLEN**  
PROPERTIES



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## ADVISOR BIO & CONTACT 1

### CHAD KNAEPPLE, CCIM, SIOR

Executive Director



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### PROFESSIONAL BACKGROUND

Chad Knaepple 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 2019, 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. Knaepple 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 /SIOR  
Commercial Realtor of the Year 2015, 2017 & 2020  
Gulf Coast Commercial MLS- Board of Directors

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