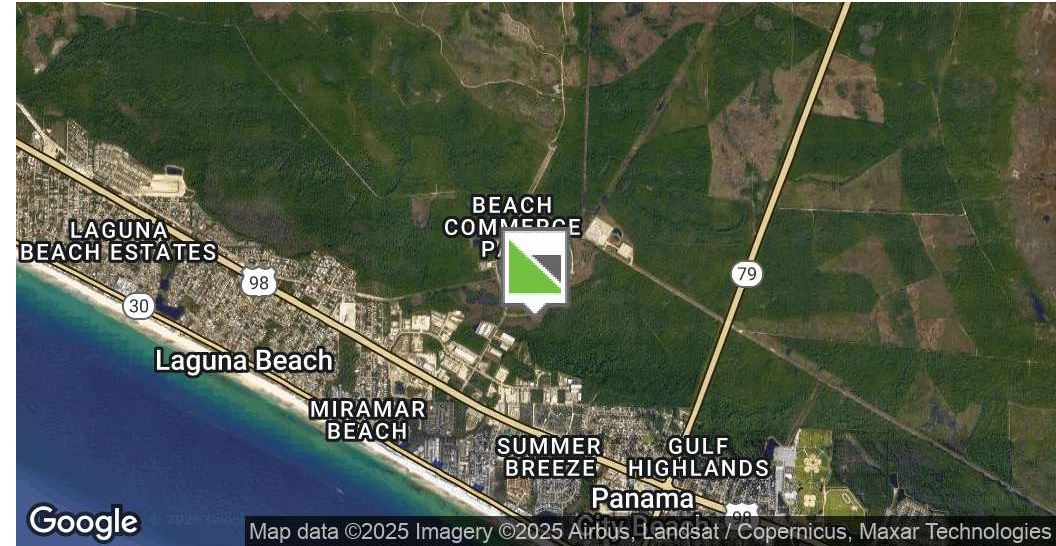


EXECUTIVE SUMMARY

TAYLORALLEN
PROPERTIES



OFFERING SUMMARY

| | |
|---------------|---------------------|
| Lease Rate: | \$16.00 SF/yr (NNN) |
| Available SF: | 5,000 SF |
| Year Built: | 2025 |
| Zoning: | M-1 |
| Market: | Bay County |
| Submarket: | Beach Commerce Park |

PROPERTY OVERVIEW

Brand new ~ 5,000 SF warehouse space available in Beach Commerce Park in Panama City Beach, FL. This building is shared with B & C Fire Safety (right side). The available space is located on the left side of the building. Nice storefront entry feature with several windows along the front of the space. The space is currently a large open warehouse space with plumbing stubbed up. A single 12' roll up door accessed on the south-side of the building along with a pedestrian door. This 1st generation space has so many possibilities. This open floor plan can be modified to suit your needs. We have plenty of parking on property and truck loading area. 225 amp power in place with capacity to add 3 phase power. Come check out this new space for your thriving business. Rate structure here is \$16/SF base rent + \$2.50/SF NNN fees + 4.5% sales tax = \$8,055 per month.

PROPERTY HIGHLIGHTS

For More Information:

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5000 SF AVAILABLE WAREHOUSE FOR LEASE - BEACH COMMERCE PARK

17657 Cordova Pl, Panama City Beach, FL 32413

OFFICE BUILDING FOR LEASE

ADDITIONAL PHOTOS

TAYLORALLEN
PROPERTIES



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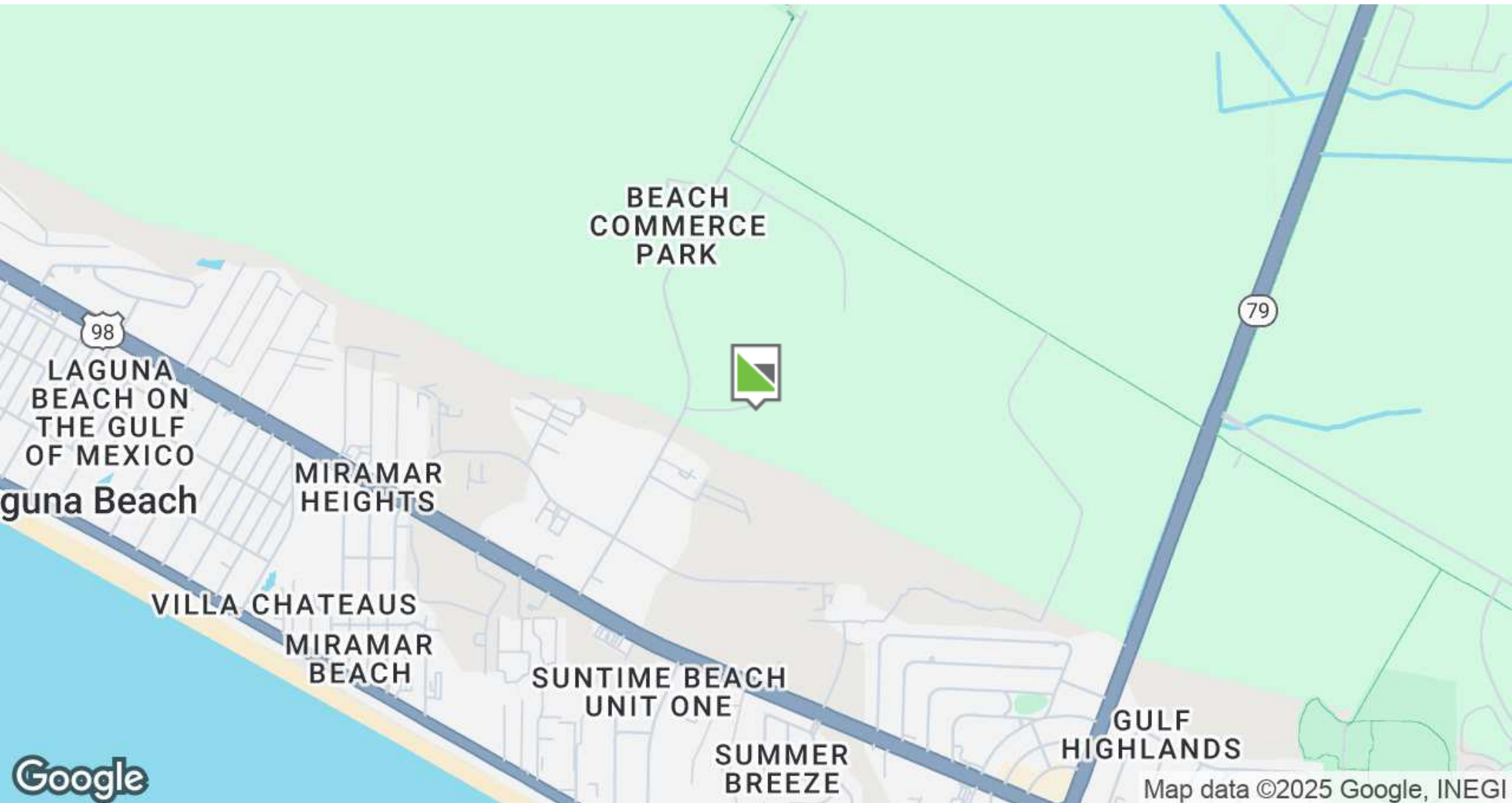
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OFFICE BUILDING FOR LEASE

LOCATION MAP

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ADVISOR BIO & CONTACT 1

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Director Of Commercial Sales And Leasing



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PROFESSIONAL BACKGROUND

An industry professional for over two decades, Brett Stuart brings a wealth of commercial real estate expertise to Taylor Allen Properties. Brett's portfolio of services includes multiple market planning, site selection, tenant and landlord representation, real estate portfolio disposition and lease negotiation.

Brett is a graduate of the University of West Florida and longtime area resident. During his tenure, he has successfully completed thousands of transactions along the Emerald Coast. Brett is dedicated to customer service and takes pride in ensuring all parties are treated fairly and with the utmost respect.

Brett's tremendous market knowledge and area expertise allow him to assist customers through complex business decisions. He strives to provide unique solutions for each client's goals and objectives. He specializes in the following categories in NW Florida: Office, Retail, Light Industrial, Income Producing Assets & Vacant land development. Brett has extensive national tenant and broker relationships along the Northwest Florida Gulf Coast.

Brett's acute business acumen coupled with his commitment to nurturing long lasting relationships has led to a proven track record of success in commercial real estate.

EDUCATION

B.S. University of West Florida

MEMBERSHIPS & AFFILIATIONS

ICSC (International Council of Shopping Centers)

Leadership Okaloosa ~ Class of 2018

ECAR (Emerald Coast Association of Realtors)

All Sports Association Member ~ 2019

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