

**NOW LEASING!**

New Class A Industrial Space | Up to 250,000 SF

**EMERALD COAST**

LOGISTICS CENTER

1060 Mossyhead Plaza Drive,  
DeFuniak Springs



**CBRE**



# Property Highlights

**EMERALD COAST**  
LOGISTICS CENTER

- 553,200 SF of new Class A distribution/warehouse space across 5 buildings
- Phase 1 Under Construction with building deliveries beginning 4Q 2024
- Space available from 25,000 - 250,000 SF
- 32' clear ceiling height
- Full site circulation for tractor trailers
- Located in the heart of Florida's Emerald Coast; immediate access to Interstate 10 and just a short drive to the famous Beaches of the Emerald Coast
- Ideal for a variety of industry needs, including distribution and logistics, light manufacturing, aerospace OEM and R&D, building supplies and food & beverage





# The Site

Situated in the growing Mossy Head Industrial Park, the Property is strategically located in Defuniak Springs in Walton County, FL, the fastest growing county in Florida, and the 4th fastest growing county in the U.S. This prime industrial opportunity provides convenient access to serve the entire Panhandle region, including the famous Gulf Coast destinations such as the Beaches of South Walton and Destin.

- 553,200 SF across five buildings
- Availability from 25,000 - 250,000 SF
- Neighbors include FedEx Ground, Love's Truck Stop, Empire Truck Sales, Southern Tire Mart, Great American RV Superstore
- Convenient to Pensacola, Mobile, Tallahassee and all points along the I-10 corridor
- Major economic incentives available for qualified target industries!



Conceptual Site Plan



SITE STATUS SEPTEMBER 2024



**UNDER CONSTRUCTION - DELIVERING 12/2024**

BUILDING 2000  
105,428 SF

BUILDING 1000  
105,428 SF

BUILDING 3000  
139,500 SF

BUILDING 4000  
139,500 SF

**UNDER CONTRACT**

180'

775'

775'

180'





# Why the Florida Panhandle?

## Central Panhandle

The Central Panhandle, located in Northwest Florida between Pensacola and Tallahassee, and bordered by the Gulf of Mexico on its south and Alabama on its north, encompasses Okaloosa County, Walton County, and Bay County, a region that has long been known for its destination coastal communities, extraordinarily beautiful beaches, and the strong military presence in several key bases in the area. The market area has been transforming during the past 10 years, with an ever-increasing permanent population attracted to the great quality of life, and a rapidly diversifying economy with a growing employment base. The Central Panhandle is no longer just a beach destination, it has become a compelling place for businesses to establish and expand operations and now can boast world-class industrial and commercial locations to accommodate the growth.

### Top Employment Sectors

- Trade/Transportation/Utilities
- Leisure/Hospitality
- Government
- Professional/Business Services
- Education/Health Services

### Central Panhandle Top Employers

	# of Jobs
Eglin Air Force Base	19,413
Hurlburt Field	10,124
Tyndall Air Force Base	6,416
Walmart Supercenter	3,500
Okaloosa County School District	3,495
Naval Support Activity	3,300
Bay District Schools	3,000
Bay Medical Center	1,800
HCA Florida Fort Walton Destin Hospital	1,221

## Industrial Market Statistics

Market	Total Inventory (SF)	Total Vacancy (%)	Trailing 12 Absorption (SF)
<b>Panhandle Totals</b>	37,301,583	2.6	343,443
<b>Destin/Fort Walton/Okaloosa</b>	4,518,696	2.6	60,022
Destin	125,533	-	-
Fort Walton Beach	2,424,029	4.6	15,907
S Walton/Miramar Beach	508,076	0.5	11,050
Niceville/Crestview	907,619	0.2	(2,000)
Panama City	6,342,440	0.9	373,375

### Central Panhandle Industrial

**Inventory 10,861,136 SF**

**Direct Vacancy 1.6%**

**Trailing 12 Absorption 433,397 SF**

**Average Asking Lease Rate \$10.28/SF/Yr, NNN**

# Central Panhandle Regional Overview

## Okaloosa County

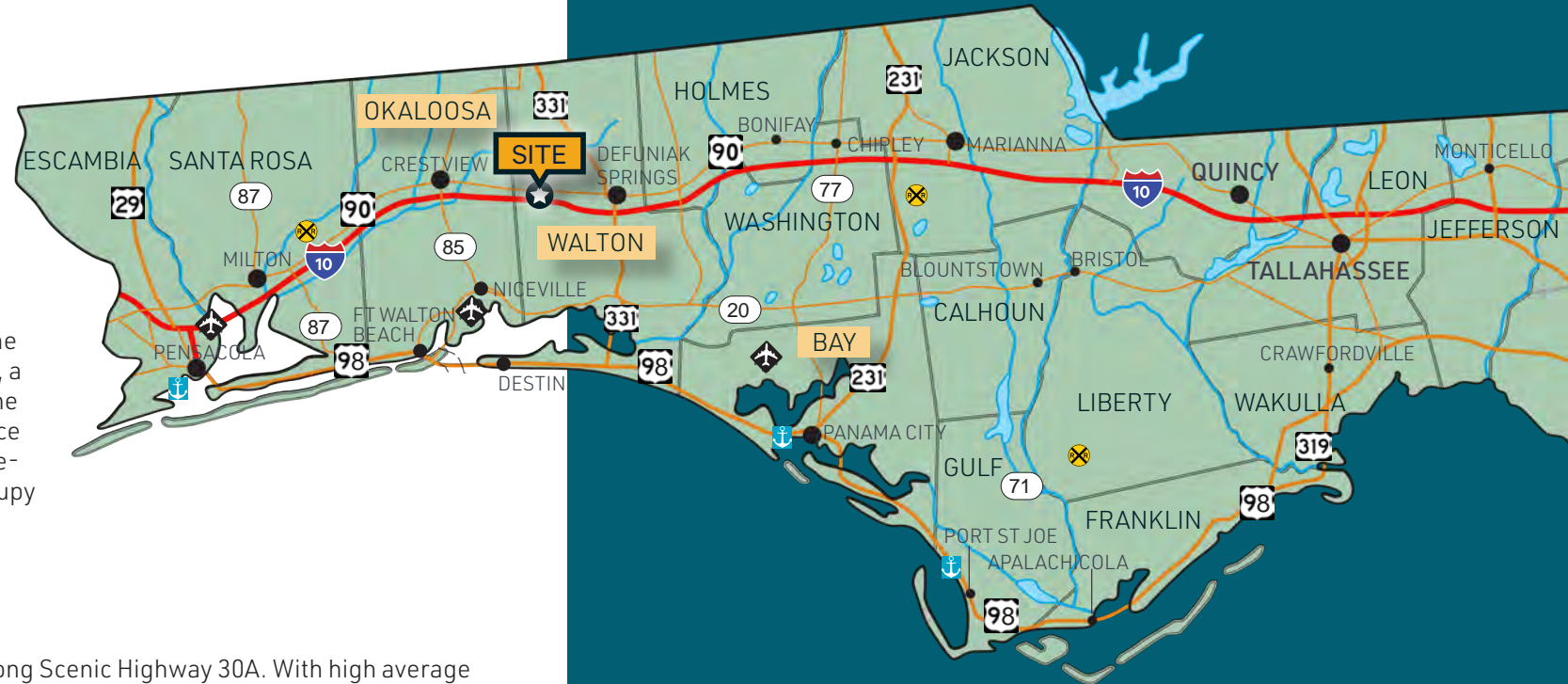
Okaloosa County, with its strong military presence and pro-business community, is an economic pillar of the Central Panhandle. The county is home to Eglin Air Force Base, the largest Air Force Base in the world, Hurlburt Field, a major hub of Air Force Special Operations Command, and Duke Field, the home base of the 7th Army Special Forces Group, anchoring a ready-made workforce for high-tech employment in sectors such as aviation, aerospace, and defense-related industries. A “who’s who” of DoD contractors serving these bases occupy a significant amount of real estate throughout the Central Panhandle region.

## Walton County

Walton County is renowned for its collection of unique beach communities along Scenic Highway 30A. With high average incomes and home values, this area attracts well-heeled visitors and residents to its beaches. Walton County has recently been recognized as the fastest-growing county in Florida and among the fastest-growing in the entire country. With its coastal areas reaching maturity, the county is experiencing rapid growth northward along the US Highway 331 corridor, as these expanding areas serve as bedroom communities to the coast and to Eglin Air Force Base on its western boundary. Its location is uniquely suited to serve the region’s growing distribution and warehousing needs in a variety of sectors, including construction and building supplies, food & beverage services, 3rd party logistics for last-mile distribution, and the aerospace/avionics industry.

## Bay County

Bay County, defined by the distinct cities of Panama City and Panama City Beach, is a major economic hub in the Central Panhandle. With a strategic location along the coastal U.S. Highway 98, access from Interstate 10 by way of US Highway 231 and multiple State highways, multimodal distribution including rail service and the growing Port of Panama City, and burgeoning military, educational, and healthcare sectors, the county is now experiencing among the strongest growth anywhere in the State. Key catalysts include the \$5 billion investment in the reconstruction and expansion of Tyndall Air Force Base, and the St. Joe Company’s continued development of its massive land holdings in the county.



## Central Panhandle Demographics



Daytime Employment  
264,053



Unemployment Rate  
2.65%



2023 Housing Units  
60,959



Population  
486,013



Avg HH Income  
\$94,793

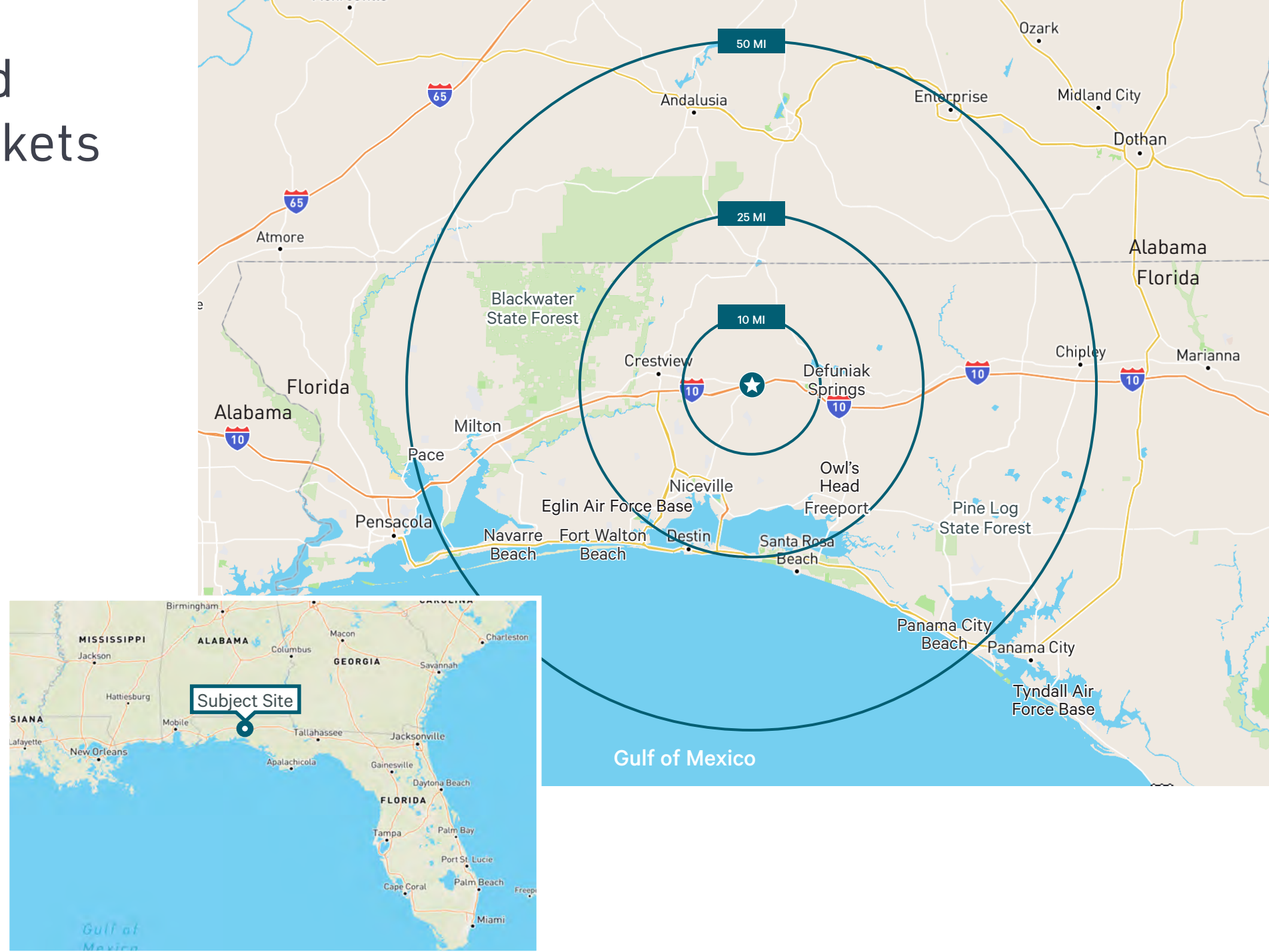


Median Home Value  
\$315,283



# Central to Local and Major Regional Markets

<b>Destin</b> 30 Miles
<b>Panama City Beach</b> 50 Miles
<b>Pensacola</b> 55 Miles
<b>Mobile</b> 110 Miles
<b>Tallahassee</b> 119 Miles
<b>Birmingham</b> 216 Miles
<b>New Orleans</b> 270 Miles
<b>Atlanta</b> 275 Miles
<b>Jacksonville</b> 295 Miles
<b>Nashville</b> 405 Miles
<b>Memphis</b> 455 Miles
<b>Houston</b> 594 Miles







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