

IOS FOR LEASE



Dustin
Parkman



702 ANCHORS ST | FORT WALTON BEACH
11,820 SF TOTAL | 8,700 SF WAREHOUSE 3,120 SF OFFICE/SHOWROOM

11,820 TOTAL SF

**8,700 SF
WAREHOUSE**

**3,120 SF
OFFICE/SHOWROOM**



3.44 ACRES



CEILING HEIGHT: 20'
CLEAR HEIGHT: 18'



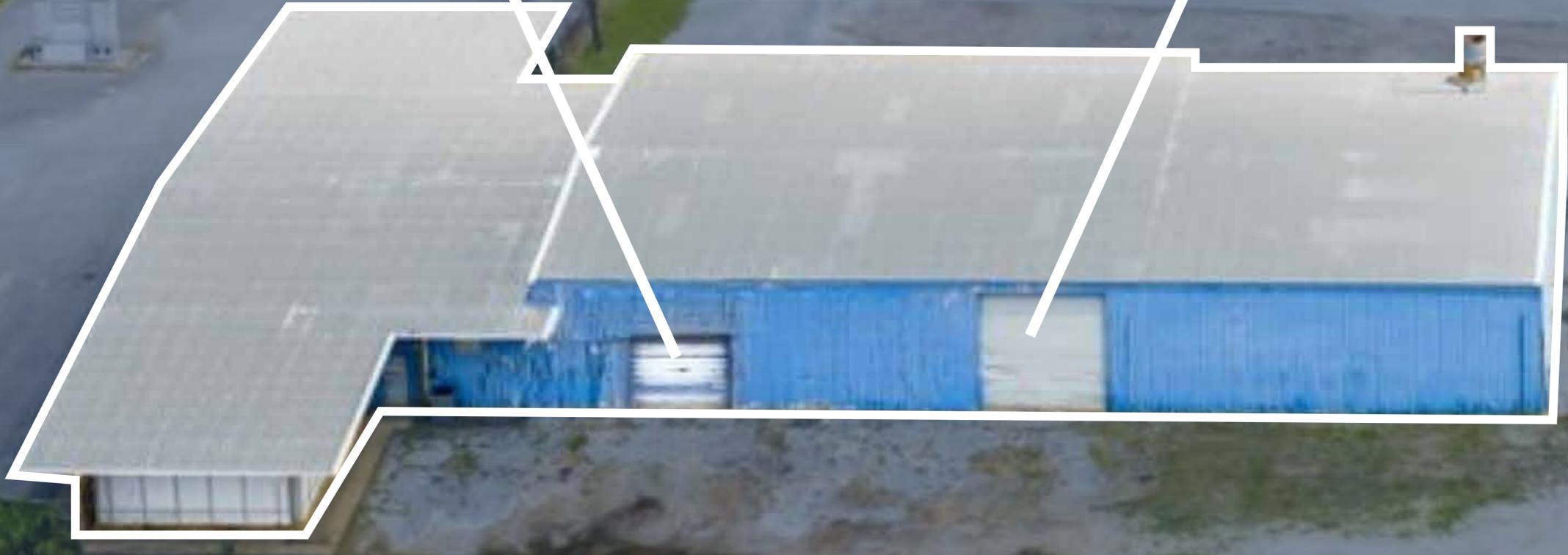
**LARGE BACK
DOOR:
12' x 14'**

**3 OVERSIZED
ROLL-UP DOORS:
16' x 17'**

**1 STANDARD
ROLL-UP DOOR:
12' x 10'**

**1 STANDARD
ROLL-UP DOOR:
12' x 10'**

**1 OVERSIZED
ROLL-UP DOOR:
16' x 17'**



SAMPLE RENDERING





SITE SUMMARY

ADDRESS: 702 Anchors St

CITY: Fort Walton Beach

ACREAGE: 3.44

ZONING: CTP | IOS Permitted

POWER: 3 Phase | 800 Amp

WAREHOUSE SF: 8,700 SF

OFFICE SF: 3,120 SF

CLEAR HEIGHT: 18'

DOORS: 4 Doors: 16' x 17'

2 Doors: 12' x 10'

1 Door: 12' x 14'

PRICING: Contact Dustin Parkman

**MEDIAN
HOME PRICE**



\$426,500

**MEDIAN
HOUSEHOLD
INCOME**



\$82,409

**UNEMPLOYMENT
RATE**



2.9%

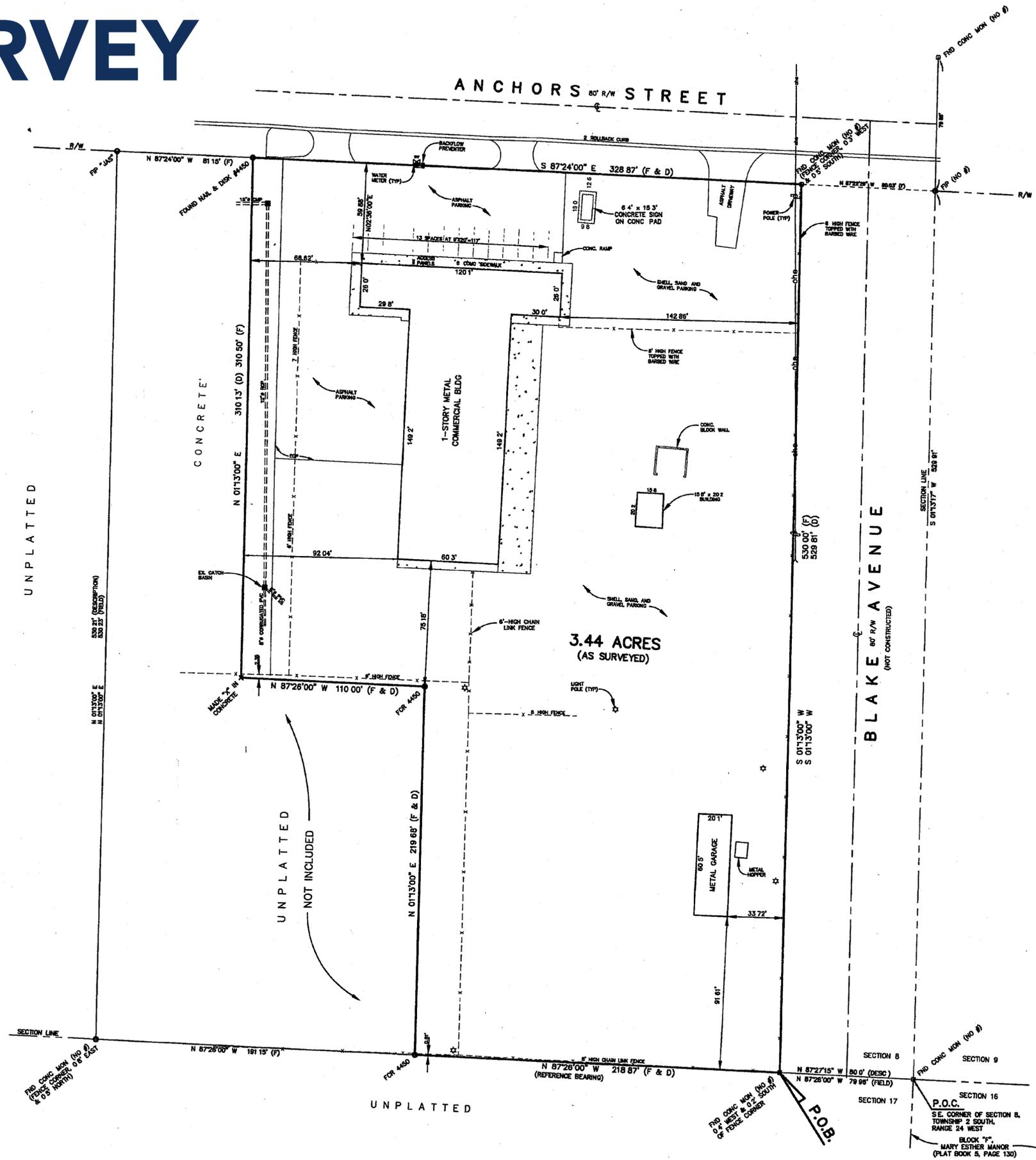
NEARBY OFFICE/INDUSTRIAL:



NEARBY RETAIL



SURVEY



- LEGEND**
- PIP = FOUND IRON PIN
 - SND = SET NAIL & DISK
 - FOR = FOUND CAPPED ROD #4450
 - SCR = SET CAPPED ROD #4450
 - R/W = RIGHT-OF-WAY
 - C = CENTERLINE
 - (P) = PLAT DATA
 - (F) = FIELD DATA
 - (D) = DESCRIPTION DATA
 - P.O.C. = POINT-OF-COMMENCEMENT
 - P.O.B. = POINT-OF-BEGINNING
 - E.O.P. = EDGE-OF-PAVEMENT
 - U = UTILITY POLE
 - U = UTILITY POLE W/GUY & ANCHOR
 - ☆ = LIGHT POLE
 - = AERIAL (OVERHEAD) UTILITY LINE(S)
 - ⊕ = FIRE HYDRANT
 - ⊕ = WATER VALVE
- ALL FOUND/SET PINS ARE 5/8"-DIA REBAR
ALL CONCRETE MONUMENTS ARE 4" x 4"

- NOTES:**
- NO TITLE SEARCH OR ABSTRACT HAS BEEN FURNISHED TO THE UNDERSIGNED. DEEDS, EASEMENTS, DESCRIPTIONS, OR OTHER INSTRUMENTS MAY EXIST THAT AFFECT THE SUBJECT PROPERTY.
 - REFERENCE BEARING PER DESCRIPTION PROVIDED AND MONUMENTATION FOUND ALONG SOUTH LINE OF SECTION 8.
 - I CERTIFY THAT I HAVE CHECKED THE FLOOD INSURANCE RATE MAP FOR THE CITY OF FT. WALTON BEACH, COMMUNITY PANEL NO 120174-0005-B, DATED JULY 3, 1985, AND DETERMINED THIS PROPERTY TO BE WITHIN FLOOD ZONE "C" (AREA OF MINIMAL FLOODING).
 - THIS IS AN UP-DATE / RE-CERTIFICATION OF SURVEY DATED 22 MAY 2001 (F.V. 99-23 & 01-02, JOB NO 91-235-B, MAP NO A-1463-1).

THE CORRECTNESS OF THIS SURVEY IS CERTIFIED TO FIRST NATIONAL BANK OF FLORIDA, ITS SUCCESSORS AND / OR ASSIGNS, FIRST AMERICAN TITLE CO, JOHN T BROWN, P.A., AND TO GULF SOUTH CONTRACTORS, INC

LEGAL DESCRIPTION: (AS FURNISHED)
702 ANCHORS STREET, FT WALTON BEACH, FLORIDA

BEGIN AT THE SE CORNER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA. PROCEED NORTH 87 DEGREES, 28 MINUTES, 00 SECONDS WEST, 79.98 FEET ALONG SECTION LINE TO THE POINT OF BEGINNING. THENCE CONTINUE NORTH 87 DEGREES, 28 MINUTES, 00 SECONDS WEST, 230.87 FEET, THENCE NORTH 1 DEGREE, 13 MINUTES, 00 SECONDS EAST, 219.88 FEET, THENCE NORTH 87 DEGREES, 26 MINUTES, 00 SECONDS WEST, 110', THENCE NORTH 01 DEGREES, 13 MINUTES, 00 SECONDS EAST, 310.13 FEET TO THE SOUTH RIGHT-OF-WAY OF ANCHORS STREET, THENCE SOUTH 87 DEGREES, 24 MINUTES, 00 SECONDS EAST ALONG THE SOUTH RIGHT-OF-WAY OF ANCHORS STREET, 328.87 FEET TO THE WEST RIGHT-OF-WAY OF BLAKE AVENUE, THENCE SOUTH 1 DEGREE, 13 MINUTES, 00 SECONDS WEST ALONG THE WEST RIGHT-OF-WAY OF BLAKE AVENUE, 529.81 FEET TO THE POINT OF BEGINNING.

[CONTAINING APPROXIMATELY 3.40 ACRES, IN OKALOOSA COUNTY, FLORIDA]

SUBJECT TO COVENANTS AND RESTRICTIONS AS RECORDED IN O.R. BOOK 784, PAGE 174, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

EASEMENT TO CENTRAL TELEPHONE COMPANY AS RECORDED IN O.R. BOOK 1842 AT PAGE 855, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

PROPERTY ADDRESS: 702 ANCHORS STREET
 PREPARED FOR: FIRST NATIONAL BANK OF FLORIDA
 AS-BUILT SURVEY 3.40 ACRE PARCEL IN SECTION 8, TOWNSHIP 2 SOUTH, RANGE 24 WEST, CITY OF FT WALTON BEACH, OKALOOSA COUNTY, FL
 REVISIONS:

Not valid unless bearing Surveyor's embossed seal
 Not valid unless bearing Surveyor's embossed seal

Registered Land Surveyor, JON A. PRONASKA
 F. Certificate No 4450

THESE PLANS ARE THE PROPERTY OF CEI & ARE NOT TO BE REPRODUCED WITHOUT WRITTEN CONSENT FROM CEI.

CHOCTAW ENGINEERING, INC.
 ENGINEERING • ENVIRONMENTAL • SURVEYING
 119 TRUKTON AVENUE
 FORT WALTON BEACH, FLORIDA 32647
 TELEPHONE 860-869-6611
 FAX 860-869-8059
 E-MAIL ce@choctaweng.com
 L.B. #1532

CEI

Job No 91-235-C
 Date 1 OCT 2002
 Fid Vol 02-17/11
 Scale 1" = 20'
 Disk No 91235C-SUR
 Designed
 Drawn BB/30CT02
 Checked JAP
 Sheet