

East Nine Mile Road



AADT: 37,500

TiresEtc.
Complete Auto Service



Applebee's
GRILL + BAR

Holsberry Road



WOODLANDS
MEDICAL SPECIALISTS

LEASE
**Industrial-New
Construction in
Pensacola**

125 EAST NINE MILE ROAD

Pensacola, FL 32534

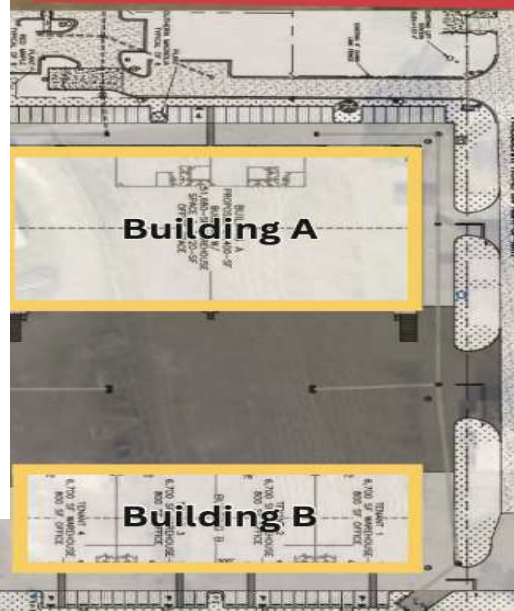
PRESENTED BY:

MICHAEL CARRO, CCIM

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FL #BK3179263



UNDER CONSTRUCTION - DELIVERY Q2 2025



OFFERING SUMMARY

LEASE RATE:	\$10.00 SF/yr (NNN)
3 BUILDINGS-TOTAL SF	116,400
BUILDING A: DOCK HIGH	54,400 SF
BUILDING B: GRADE LEVEL	30,000 SF
BUILDING C: GRADE LEVEL	32,000 SF
LOT SIZE:	9.75 Acres
AVAILABLE: UNDER CONSTRUCTION	Q1-2025

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PROPERTY DESCRIPTION

New industrial warehouses for lease at Nine Mile Rd & Holsberry in Pensacola. This property is ideally situated along a strong retail corridor with easy access to both I-10 and Hwy 29, making it highly accessible for transportation and logistics. Suitable for various industrial purposes, including manufacturing, distribution, and warehousing, the property features industrial-grade utilities and amenities to support operations. Its strategic location and diverse building sizes provide flexibility to accommodate a wide range of business needs, making it a valuable asset for companies seeking industrial space in Pensacola.

PROPERTY HIGHLIGHTS

- 116,400 SF (3 Buildings: 30,000 SF, 32,000 SF, & 54,400 SF)
- Easy access to both I-10 and Hwy 29 for efficient transportation and logistics
- High Eave Height, 3 Phase Power, Dock & Grade Level

PROPERTY DETAILS

LEASE RATE	\$10.00 SF/YR
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BUILDING A

BUILDING SIZE	54,400 SF
LEASE RATE	\$10.00/SF + NNN
DOCK DOORS	Six 9' x 10' Doors
RAMP DOORS	Two 12' x 14' Doors
EAVE HEIGHT	24'
AVAILABLE	Q1 2025

BUILDING B

BUILDING SIZE	30,000 SF
LEASE RATE	\$10.00/SF + NNN
GRADE LEVEL DOORS	Four 12' x 14' Doors
EAVE HIGHT	18'
DIVISIBLE	7500 SF, 15,000 SF, 22,500 SF or 30,000 SF
AVAILABLE	Q1 2025

BUILDING C

BUILDING SIZE	32,000 SF
AVAILABLE SIZE	22,000 SF
LEASE RATE	\$10.00/SF + NNN
GRADE LEVEL DOORS	Two 16' x 14' Doors
EAVE HEIGHT	18'
AVAILABLE	Q1 2025

ALL BUILDINGS 3 PHASE POWER & SPRINKLED

NEW CONSTRUCTION

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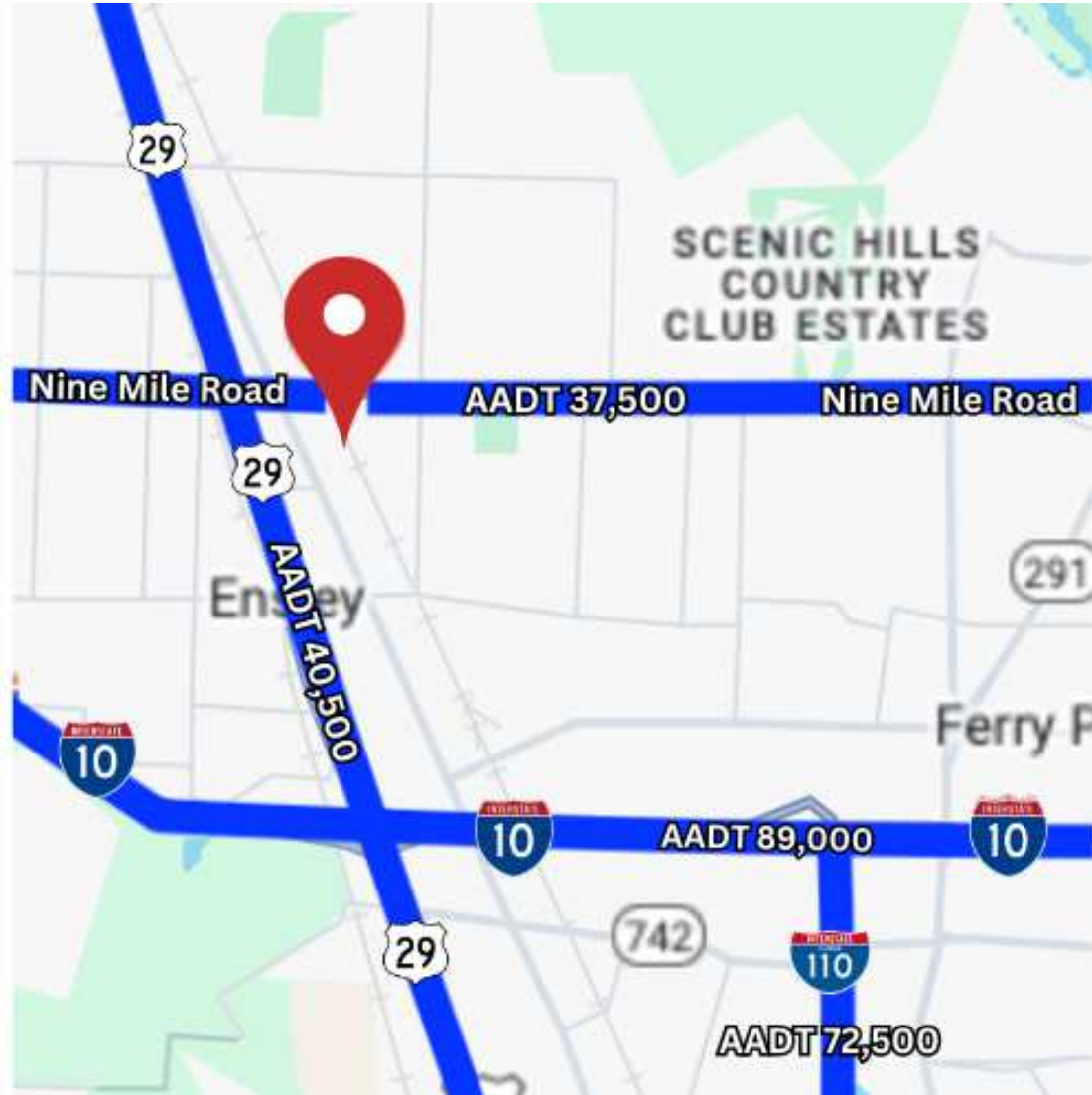
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LOGISTICS MAP



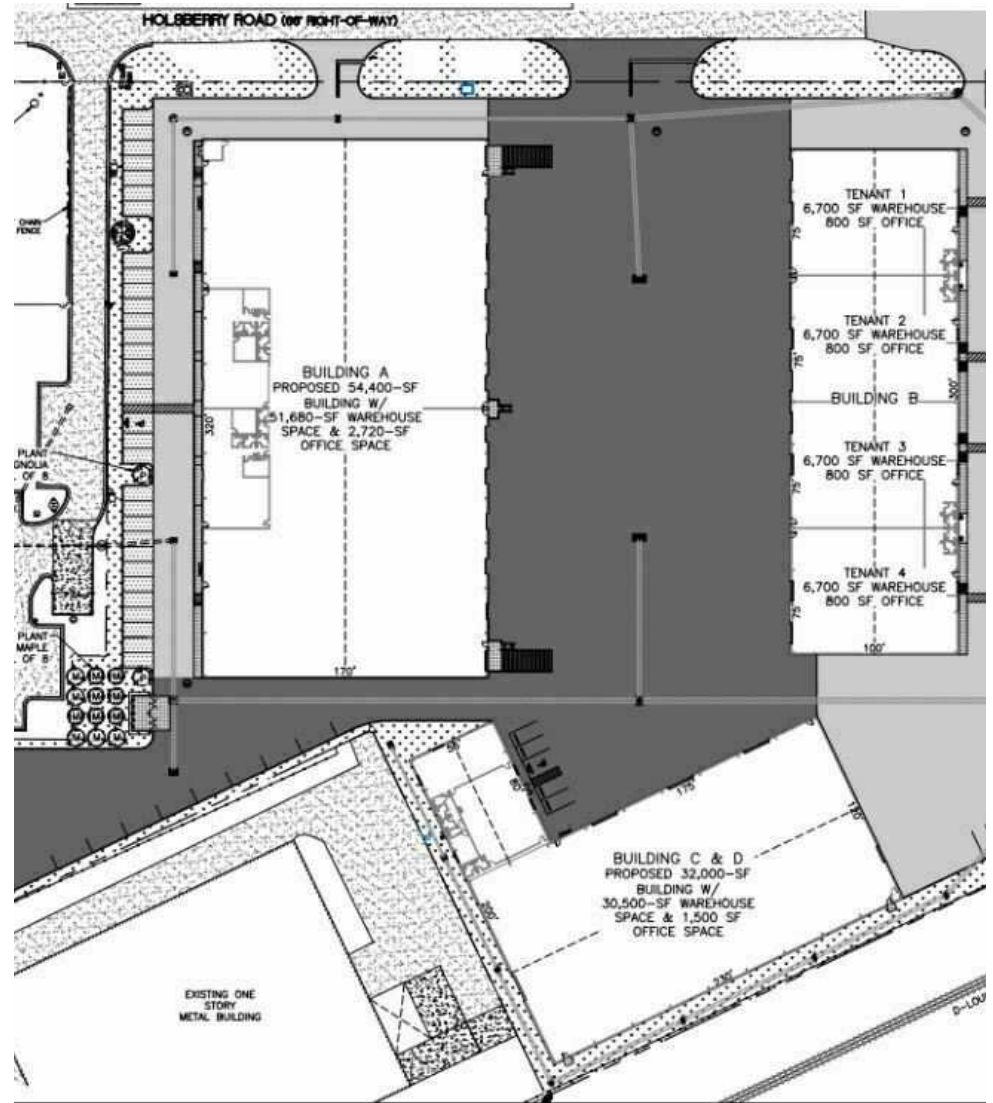
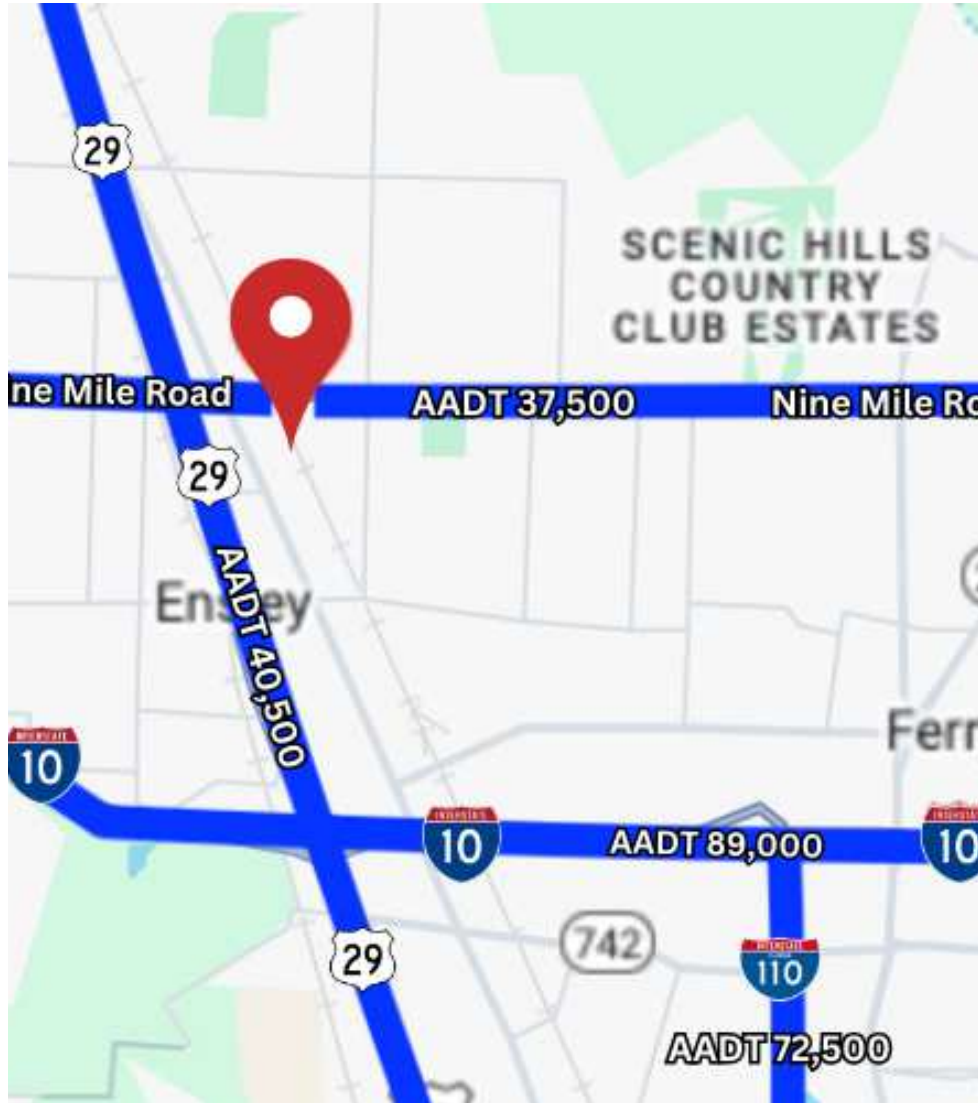
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SITE PLAN - UNDER CONSTRUCTION



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POPULATION

0.3 MILES 0.5 MILES 1 MILE

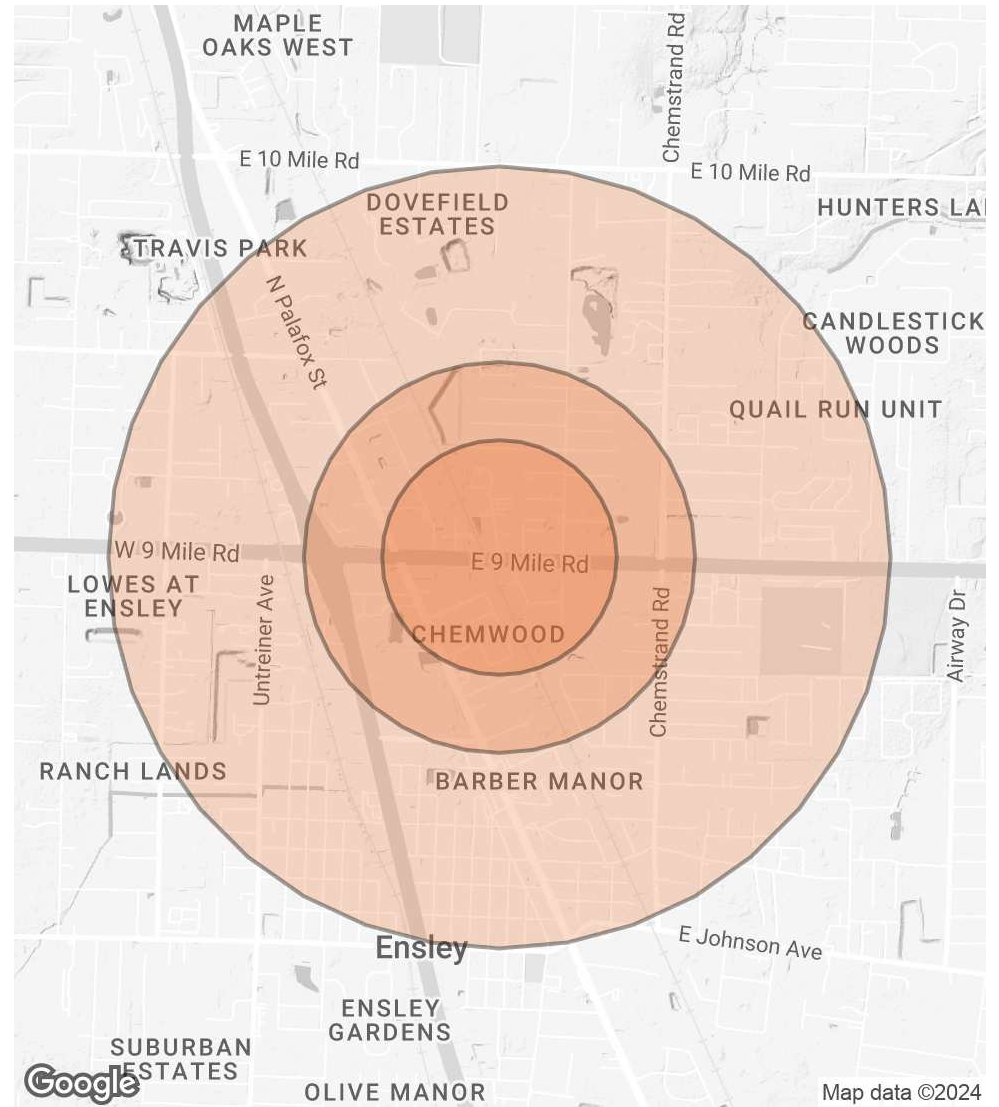
TOTAL POPULATION	467	1,107	5,785
AVERAGE AGE	41	41	40
AVERAGE AGE (MALE)	40	40	39
AVERAGE AGE (FEMALE)	43	42	41

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

TOTAL HOUSEHOLDS	194	467	2,417
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$75,874	\$75,372	\$68,302
AVERAGE HOUSE VALUE	\$256,331	\$254,012	\$219,969

Demographics data derived from AlphaMap



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PROFESSIONAL BACKGROUND

Michael Carro is a CCIM and Commercial Broker Licensed in Florida, Alabama and Mississippi. He is a Principal at SVN | SouthLand Commercial Real Estate with offices in Pensacola, Panama City and Tallahassee. He received the NAIOP 2010 "Broker Deal of the Year" Award, "New Development of the Year" Award in 2014 and Broker Deal of the Year in 2016. In 2016, he was the #1 Top Producer in the State of Florida, and the #3 Top Producer in the USA for SVN out of 3500 Advisors.

2014-2019 Top Producer at SVN Southland Commercial
2009-2013 Top Producer at NAI Halford (now NAI Pensacola)
2016 #1 Top Producer in the State of Florida for SVN
2016 #3 Top Producer in the USA for SVN
2016 NAIOP Broker Deal of the Year Award Winner

Restaurant Background

- Founded The Restaurant Realty Network and TheRestaurantRealty.com
- Hosts "The Restaurant Realty Show" weekly on News Radio 1620.
- In 1999 and 2000 oversaw the acquisition of 120 Hardee's Restaurant locations in Springfield, IL; Biloxi, MS; Pensacola, FL; Huntsville, Montgomery and Mobile, AL
- Was a member of the International Hardee's Franchise Association (IHFA) and on the purchasing committee 2002-2006

EDUCATION

- Graduated from the University of Arizona with a BS in Business Administration
- Member of the Alpha Tau Omega fraternity; Cheerleader for the University of Arizona from 1987 to 1990.

MEMBERSHIPS

- Former President of Gallery Night Pensacola
- Board Member for the Downtown Improvement Board
- Former President of Pathways For Change, a faith-based sentencing option for non-violent criminal offenders.

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