

FLEX-OFFICE-WAREHOUSE FOR LEASE

PENSACOLA BUSINESS CENTER

826 CREIGHTON RD
PENSACOLA, FL

stirling





PROPERTY DESCRIPTION

This 3,400 SF office-flex suite offers a balanced blend of efficient office space and functional warehouse, ideal for engineering, surveying, environmental, telecom/low-voltage, IT infrastructure, and AV/security integration firms. The office layout includes seven private offices, a reception area, conference room, kitchenette, and two restrooms, all in excellent condition. The warehouse features 14' clear height, a grade-level door, and rear access for vans and box trucks. Strong on-site parking and a two-minute drive to I-10 provide convenience for teams operating between office and field.

LOCATION DESCRIPTION

Positioned in the heart of Pensacola's strongest concentration of construction, engineering, professional services, and technical firms, this location offers an ideal base for office-heavy flex users who rely on quick access to clients, vendors, and field teams. Surrounded by dense commercial activity and just two minutes from I-10, it provides efficient regional connectivity and proximity to a deep labor and customer pool—well suited for engineering, surveying, environmental, telecom/low-voltage, and IT/AV integration operations.

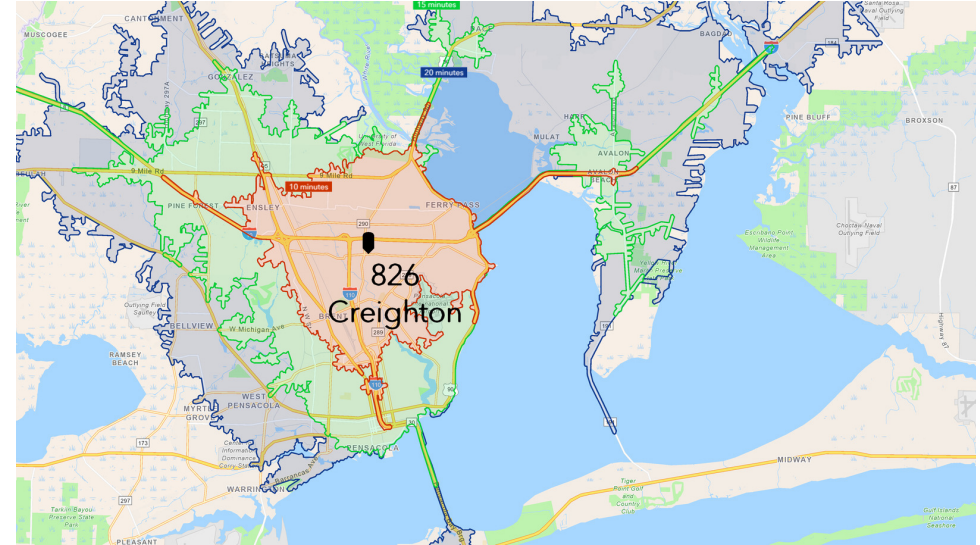
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PROPERTY HIGHLIGHTS

- **2,000 SF Office**
- 5-7 Offices, Conference, Server Room, Reception, Break, 2 Bathrooms
- **1,400 SF Warehouse**
- 14' Clear
- 8'x9' Grade Door & Man Door

OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Available SF:	3,400 SF (2,000 SF O/ 1,400 SF WH)
Est. Monthly Gross	\$4,675/mo



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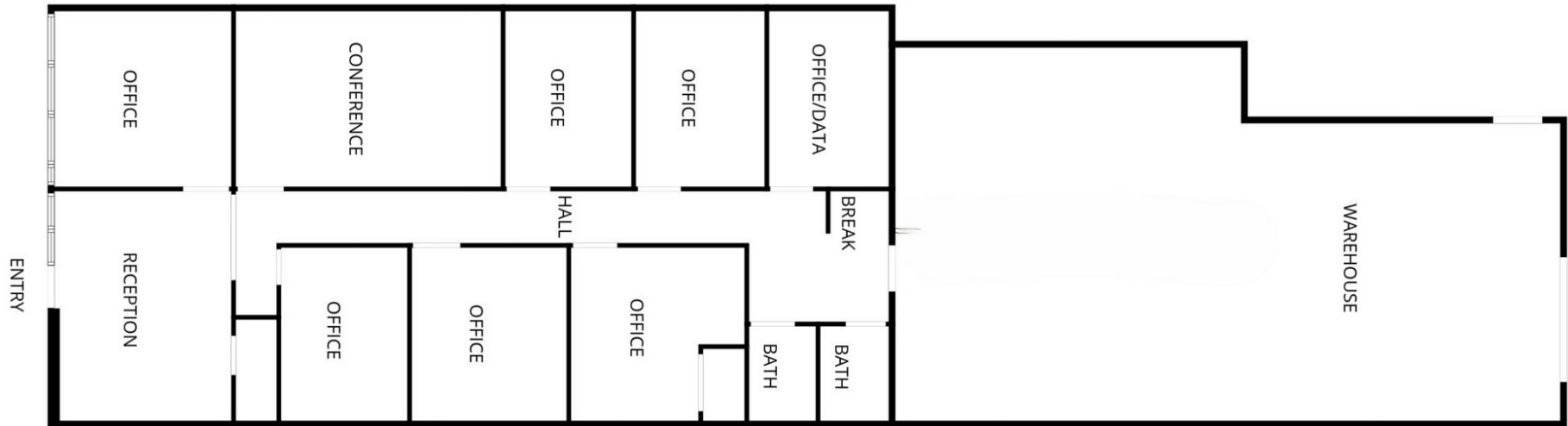
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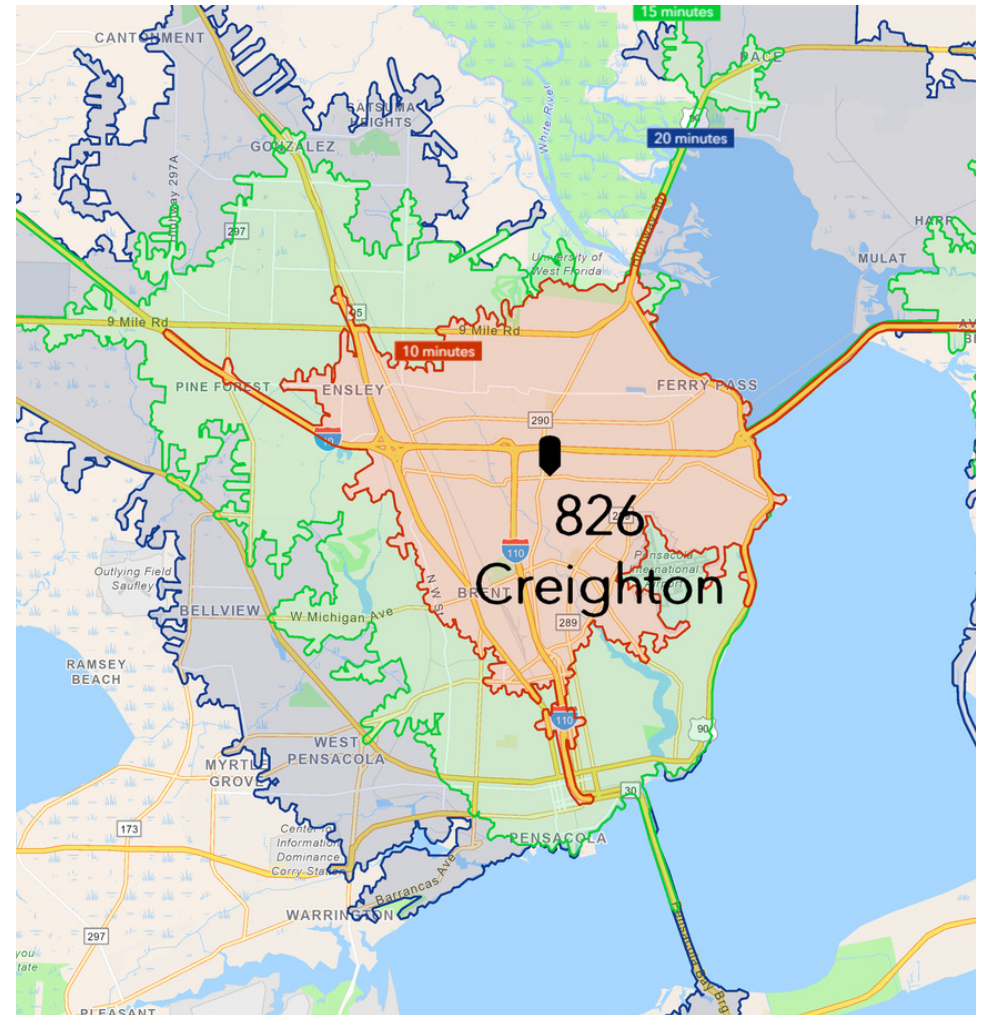
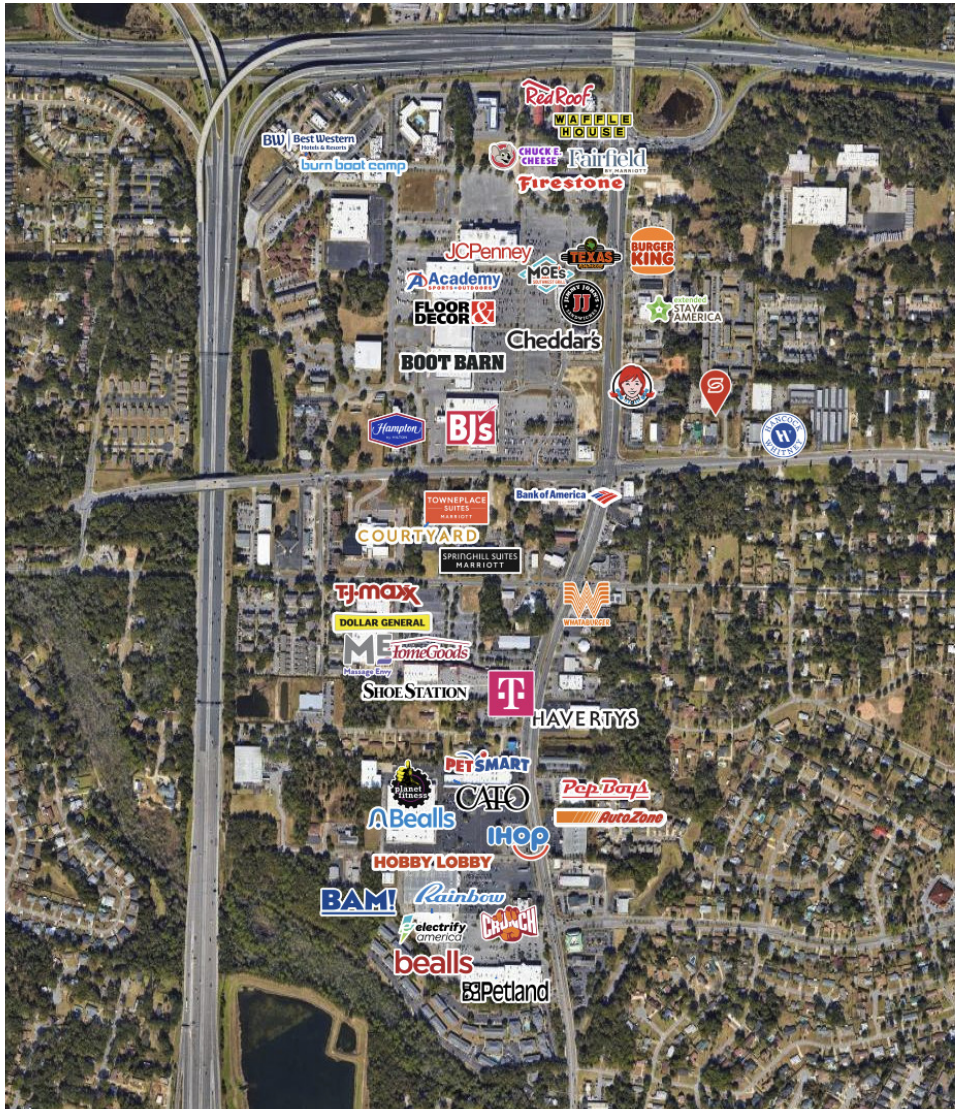
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	36 to 60 months
Total Space:	3,400 SF	Lease Rate:	\$15.00 SF/yr



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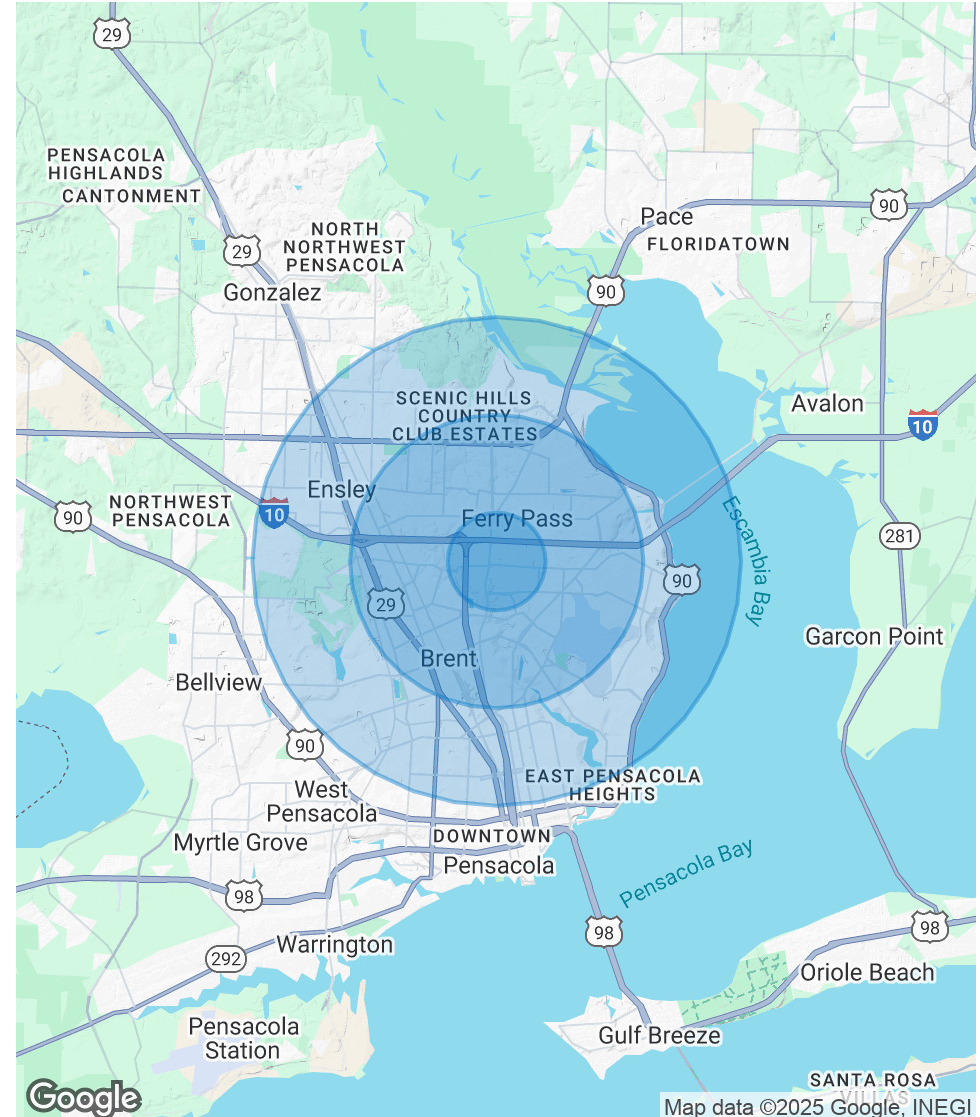
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,041	62,551	136,650
Average Age	40	41	41
Average Age (Male)	38	39	40
Average Age (Female)	42	42	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,223	25,635	56,067
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$60,964	\$75,797	\$77,679
Average House Value	\$227,956	\$251,153	\$265,930

Demographics data derived from AlphaMap



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