

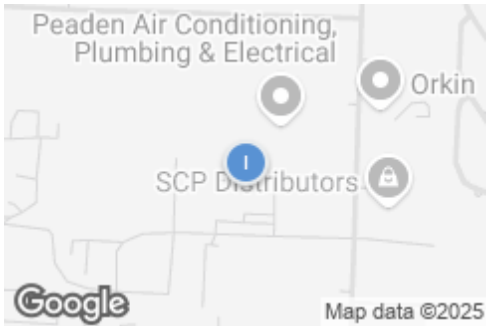
Industrial For Lease

41,500 SF Warehouse with Large Lay...

Industrial: Warehouse/Distribution For Lease

Prepared on February 13, 2025

3380 Bill Metzger Lane, Pensacola, FL, 32514



Listing Details | Industrial For Lease

Suite	-	Vacant	No
Sublease	-	Vacant Date	3/01/2025
Total Available Space	41,500 SF	Available Date	3/01/2025
Min Div/Max Contig	41,500 SF	Days On Market	74 days
Asking Rate	\$7.75 Annual/SF	Date Listed	12/01/2024
Monthly Rate	\$26,802	Last Modified	2/04/2025
Lease Type	NNN	Listing ID	41533452
Expenses	\$1.50 (NNN)	Ceiling Height	-
Lease Terms	5 Year Min	Dock High Doors	6

Description

This 41,500-square-foot warehouse and office facility is located in the highly sought-after Ellyson Industrial Park, offering an ideal environment for industrial and logistical operations. The property features a spacious warehouse area designed for efficiency and flexibility, with high ceilings, reinforced flooring, and multiple loading docks and grade level doors for streamlined shipping and receiving.

The facility includes a dedicated office space, providing a professional and comfortable work environment. The office area is well-lit with ample natural light, modern finishes, and versatile layouts suitable for administrative tasks, meetings, or employee amenities.

Strategically positioned within Ellyson Industrial Park, the location boasts excellent access to major transportation routes, ensuring smooth connectivity for supply chain operations. Ample on-site parking and maneuvering space enhance convenience for staff and transportation vehicles. There is also a large paved outside storage area.

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Property Details

Property Type	Industrial	Year Built/Renovated	1995, 2009
Sub Type	Warehouse/Distribution	Primary Construction	Concrete
Zoning	HC/LI	Occupancy Type	Single Tenant
Building Status	Existing	Parcels	031S291002000013
Building Size	41,500 SF	Legal Owner	-
Land Size	5 Acres / 217,800 SF	Submarket	-
Number of Buildings	1	County	Escambia
Floors	2	Office Space	4,350 SF

Contact



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