

INDUSTRIAL PROPERTY FOR SALE

HEAVY COMMERCIAL/LIGHT INDUSTRIAL AVAILABLE

1 East Quintette Road, Cantonment, FL 32533



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Thomas McVoy

Sales Associate
850.477.7044
C 850.516.2208
tmcvoy@teambeck.com

Stacy Taylor, CCIM

President
850.477.7044
C 404.936.8936
staylor@teambeck.com



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OFFERING SUMMARY

Sale Price:	\$2,226,480
Lot Size:	2.34 Acres
Year Built:	1992
Building Size:	37,853 SF
Zoning:	HC/LI
Price / SF:	\$58.82

PROPERTY OVERVIEW

Heavy Commercial/Light Industrial Available for Sale on East Quintette Road! Formerly occupied by Honeycomb Aircraft Repair Center. With such a limited supply of quality industrial space available for sale in the Cantonment/Pensacola market, this opportunity is a rare find for an owner occupant seeking to build wealth through ownership.

This property consists of 37,853 SF of fully conditioned warehouse space with approximately 500 SF of office space with the potential to expand office space significantly. The building is fully conditioned, sprinkled and has tremendous electrical capacity with 1200 AMPS and Three Phase throughout the building. The property itself sits on 2.33 acres on the corner of Highway 95A and East Quintette Road and is located less than two miles from Highway 29. There is one dock high door measuring 14 x 14 and two grade level doors measuring 10 x 14 and 12 x 10. The ceiling measures 21' high with an 18' eave height. Parking consists of 20 spaces up front with room for more parking in laydown yard.

Honeycomb Aircraft Repair Center will be occupying the building until December 31, 2020.

PROPERTY HIGHLIGHTS

- Excellent Power: 1200 Amps with 3-Phase
- 37,853 SF of Fully Conditioned Space
- Close Proximity to Highway 29
- Building completely Sprinkled
- Completely Fenced Sub Zero Cooler Included



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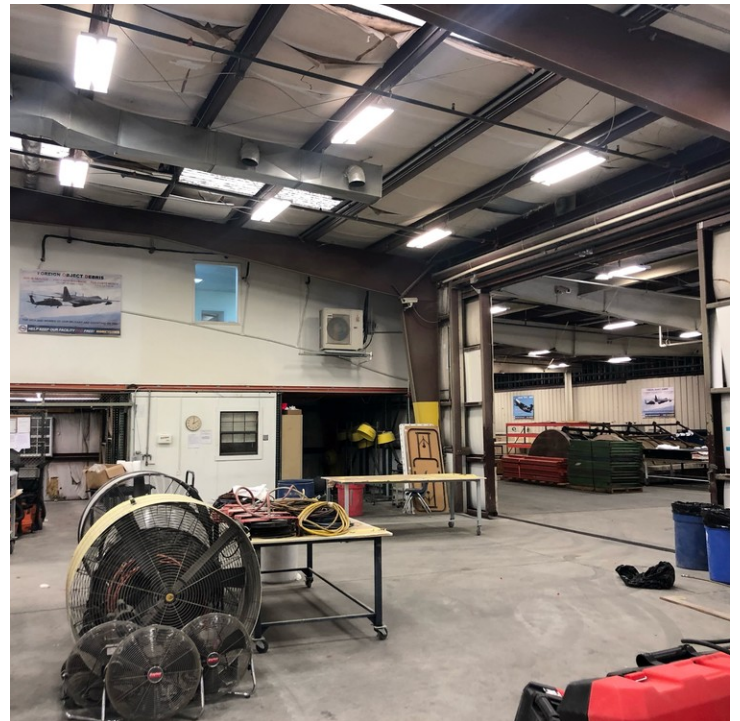
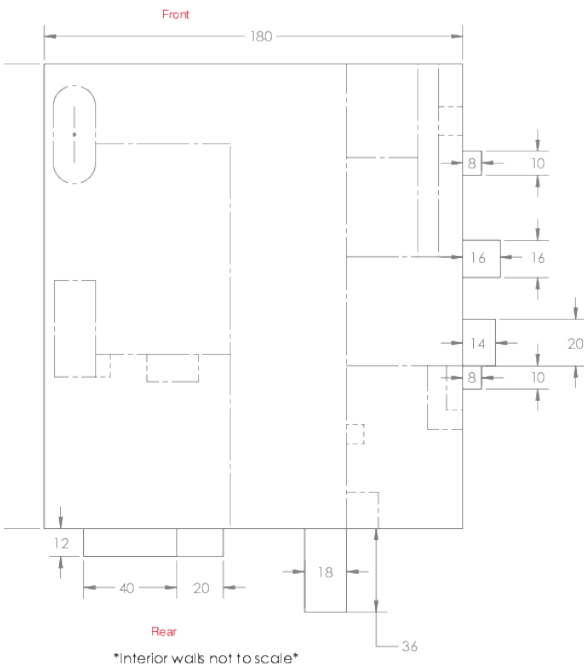
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