

LAND FOR LEASE

PORT OF PENSACOLA LAND FOR LEASE / 7 - 10 ACRES

700 S Barracks Street, Pensacola, FL 32502



This information has been secured by Beck Partners CRE, LLC, from sources believed to be reliable. It is not guaranteed, however, and should be verified prior to consummating any transaction.

Thomas McVoy

Sales Associate

850.477.7044

C 850.516.2208

tmcvoy@teambeck.com



LAND FOR LEASE

Port Of Pensacola Land For Lease / 7 - 10 Acres

700 S Barracks Street, Pensacola, FL 32502



OFFERING SUMMARY

Lease Rate: \$0.35 SF/yr (NN)

Available SF: 7 - 10 Acres

Lot Size: 55 Acres

Zoning: M-1

PROPERTY OVERVIEW

The Port of Pensacola is strategically positioned along the Gulf of Mexico. The Port has evolved into Northwest Florida's most diverse and business focused deep-water port. The full-service port offers stevedoring and marine terminal services for all descriptions of cargo. Full service Marine Operations service base ready to provide immediate support. The 7 – 10 acres of land can be immediately available with the utilities already available on site including natural gas, electrical, and sewer / water. Development can be planned for either inside or outside the secure restricted area depending on the security requirements of the Tenant. The Port of Pensacola is located on the Gulf of Mexico only 11 miles from the first sea buoy with no overhead obstructions - one of the quickest transits for a deep-water port in Gulf of Mexico. Class 1 rail line (CSX), Interstate system (I-10/ I-110 Interstate), Pensacola International Airport (most traveled airport along the Gulf of Mexico coast between New Orleans and Jacksonville, Florida) - all modes immediately accessible from the Port of less than one mile from the main gate.

PROPERTY HIGHLIGHTS

- One of Florida's 15 Deep Water Ports and integrated into Florida Strategic Intermodal System (SIS)
- 7 miles to Interstate 10 (I-10)
- 7.5 miles from Pensacola International Airport (PNS)
- Targeted Uses: Marine research, marine technology R&D, marine-related commercial, light manufacturing / assembly, warehousing and distribution
- Channel Depth: 33ft



Thomas McVoy
tmcvoy@teambeck.com
850.477.7044



LAND FOR LEASE

Port Of Pensacola Land For Lease / 7 - 10 Acres

700 S Barracks Street, Pensacola, FL 32502



Thomas McVoy

tmcvoy@teambeck.com
850.477.7044

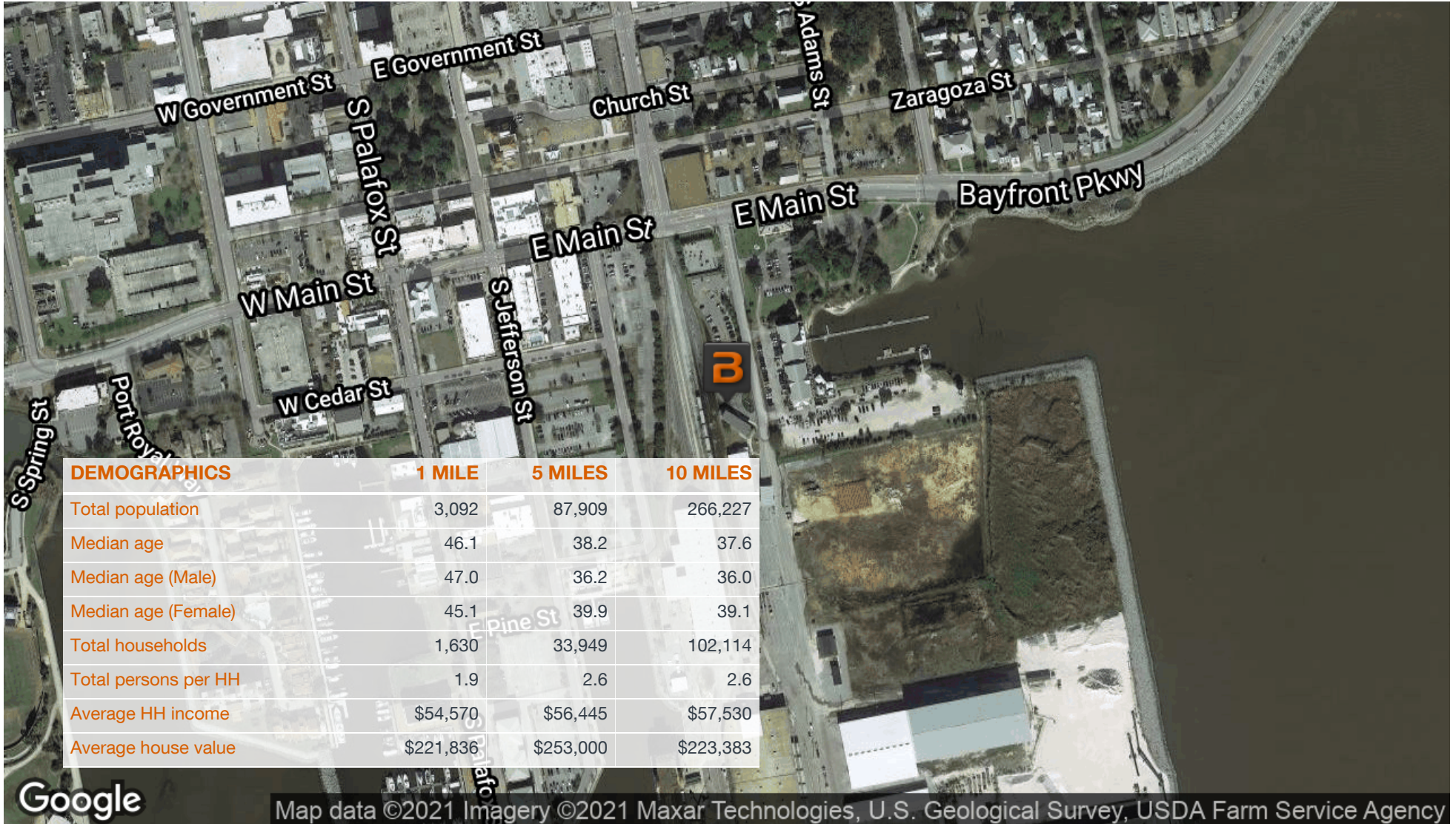
This information has been secured by Beck Partners CRE, LLC, from sources believed to be reliable. It is not guaranteed, however, and should be verified prior to consummating any transaction.



LAND FOR LEASE

Port Of Pensacola Land For Lease / 7 - 10 Acres

700 S Barracks Street, Pensacola, FL 32502



Thomas McVoy
tmcvoy@teambeck.com
850.477.7044