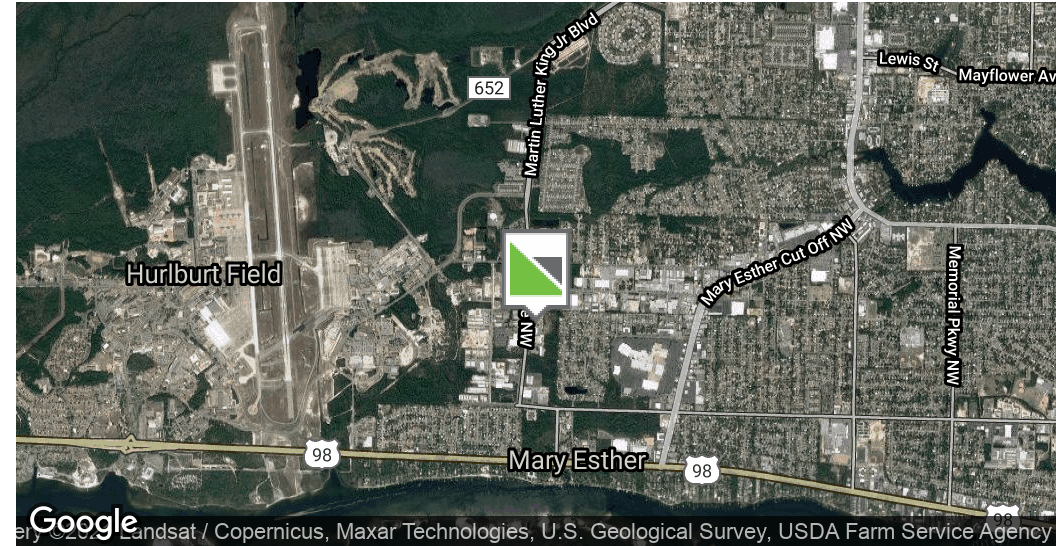


EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,000,000
Building Size:	33,500 SF
Available SF:	33,500 SF
Lot Size:	3.7 Acres
Price / SF:	\$59.70
Year Built:	1982
Zoning:	Industrial
Market:	Southern Okaloosa County
Submarket:	Fort Walton Beach Industrial Park

PROPERTY OVERVIEW

Freestanding 33,500 SF Industrial building sitting on 3.7 acres of land. The site is centrally located within the FWB Commerce & Technology Park. This building consists of 3,000 SF Office; 10,000 SF Warehouse; 20,500 SF Manufacturing. The site has plenty of room for expansion as well truck loading & unloading locations. The building has tremendous power ~ 3 phase, 1200 amps. The site currently can accommodate 100 parking spaces +/- . The location of this building is well positioned to access Highway 98 to the south, Highway 85 going north and I-10 running east & west. The building is approximately 2 miles to Hurlburt Field, 10 miles to Eglin Air Force Base and 13 miles to Destin / Fort Walton Beach Airport.

PROPERTY HIGHLIGHTS

- Freestanding 33,500 SF Industrial Building
- Sits on 3.7 Acres ~ Plenty of Room for expansion
- Tremendous parking & Truck staging area

For More Information:

Brett Stuart, Director
of Commercial Sales
& Leasing
850.865.9123
brett@taylorallenllc.com

97 HILL AVENUE

Fort Walton Beach, FL 32547

INDUSTRIAL PROPERTY FOR SALE

ADDITIONAL PHOTOS

TAYLORALLEN
PROPERTIES



For More Information:

Brett Stuart, Director
of Commercial Sales
& Leasing
850.865.9123
brett@taylorallenllc.com

PAGE 2

1219 Airport Road | Destin, FL 32541
taylorallenllc.com

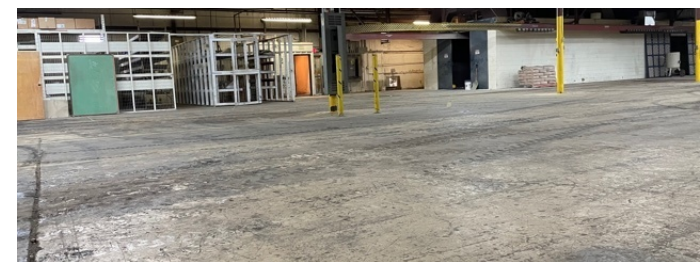
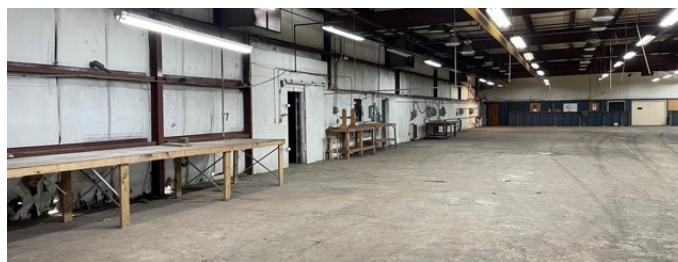
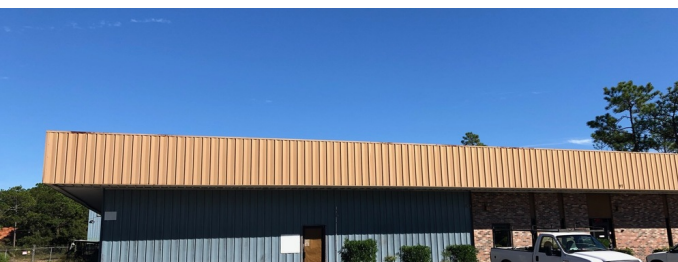
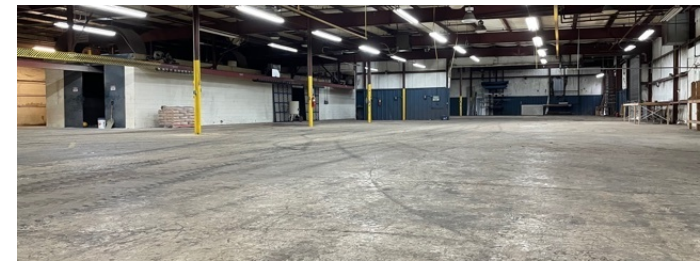
97 HILL AVENUE

Fort Walton Beach, FL 32547

INDUSTRIAL PROPERTY FOR SALE

ADDITIONAL PHOTOS

TAYLORALLEN
PROPERTIES



For More Information:

Brett Stuart, Director
of Commercial Sales
& Leasing
850.865.9123
brett@taylorallenllc.com

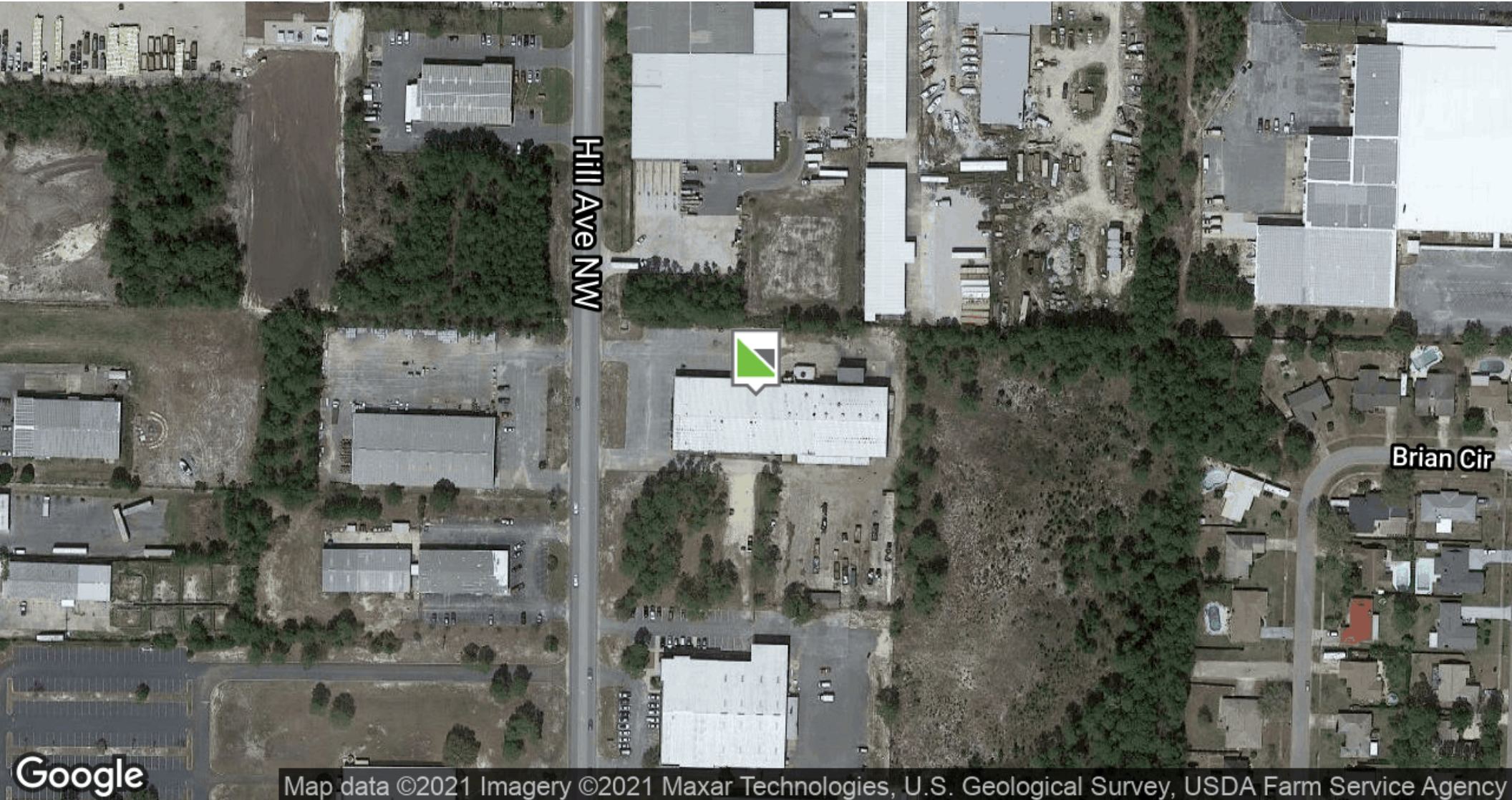
97 HILL AVENUE

Fort Walton Beach, FL 32547

INDUSTRIAL PROPERTY FOR SALE

LOCATION MAPS

TAYLORALLEN
PROPERTIES



Map data ©2021 Imagery ©2021 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

For More Information:

Brett Stuart, Director
of Commercial Sales
& Leasing
850.865.9123
brett@taylorallenllc.com

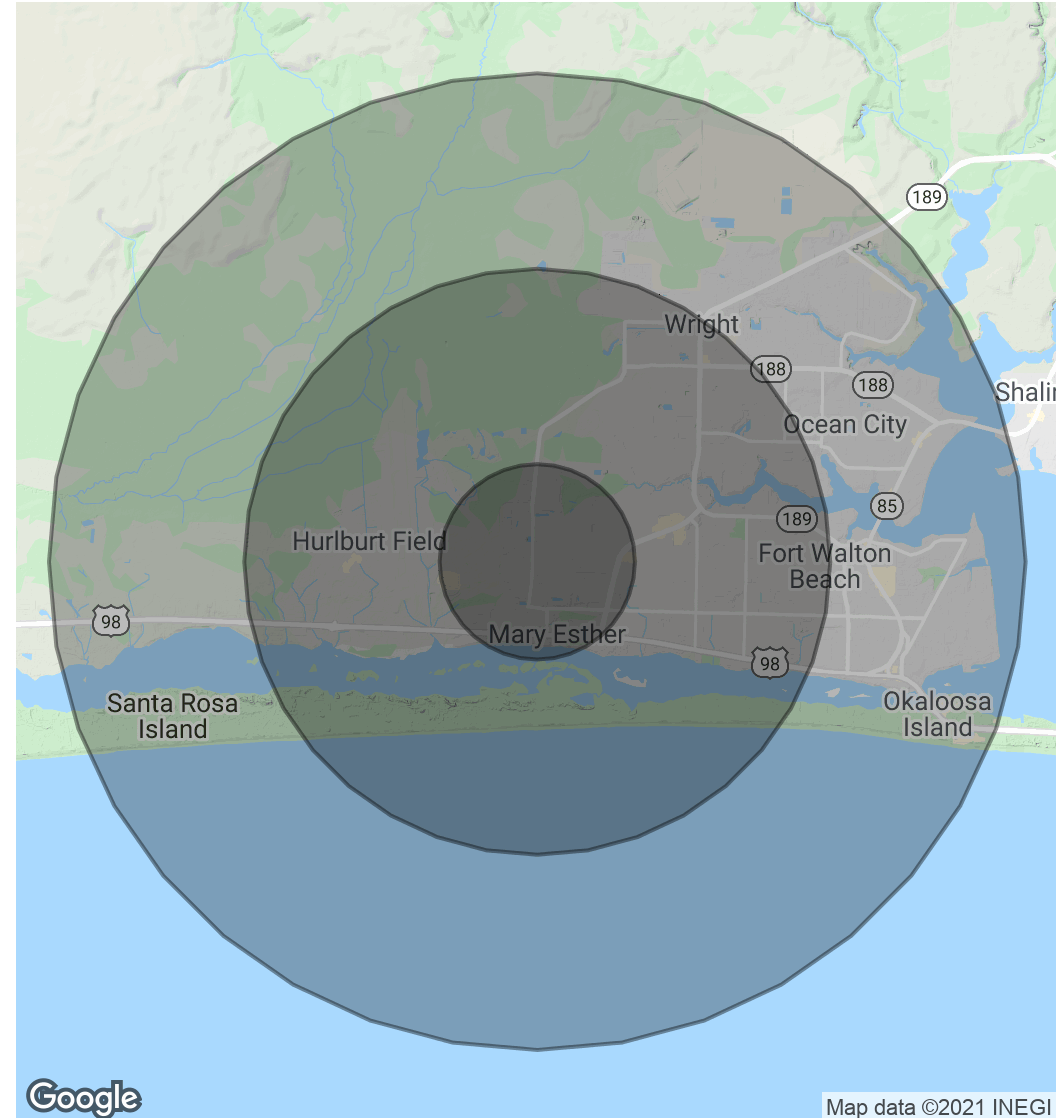
PAGE 4

1219 Airport Road | Destin, FL 32541
taylorallenllc.com

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,220	27,242	56,507
Average age	37.3	37.3	37.3
Average age (Male)	33.2	35.1	35.7
Average age (Female)	41.9	40.4	39.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,508	11,390	24,088
# of persons per HH	2.5	2.4	2.3
Average HH income	\$60,940	\$60,986	\$60,458
Average house value	\$242,561	\$223,292	\$223,072

* Demographic data derived from 2010 US Census



Map data ©2021 INEGI

For More Information:

Brett Stuart, Director
of Commercial Sales
& Leasing
850.865.9123
brett@taylorallenllc.com

ADVISOR BIO & CONTACT 1

BRETT STUART, DIRECTOR OF COMMERCIAL SALES & LEASING

Director Of Commercial Sales And Leasing



1219 Airport Road , Suite 311
Destin, FL 32541
T 850.865.9123
C 850.865.9123
brett@taylorallenllc.com
FL #678851

PROFESSIONAL BACKGROUND

An industry professional for nearly two decades, Brett Stuart brings a wealth of commercial real estate expertise to Taylor Allen Properties. Brett's portfolio of services includes multiple market planning, site selection, tenant and landlord representation, real estate portfolio disposition and lease negotiation.

Brett is a graduate of the University of West Florida and longtime area resident. During his tenure, he has successfully completed thousands of transactions along the Emerald Coast. Brett is dedicated to customer service and takes pride in ensuring all parties are treated fairly and with the utmost respect.

Brett's tremendous market knowledge and area expertise allow him to assist customers through complex business decisions. He strives to provide unique solutions for each client's goals and objectives. He specializes in the following categories in NW Florida: Office, Retail, Light Industrial, Income Producing Assets & Vacant land development. Brett has extensive national tenant and broker relationships along the Northwest Florida Gulf Coast.

Brett's acute business acumen coupled with his commitment to nurturing long lasting relationships has led to a proven track record of success in commercial real estate.

EDUCATION

B.S. University of West Florida

MEMBERSHIPS & AFFILIATIONS

ICSC (International Council of Shopping Centers)
Leadership Okaloosa ~ Class of 2018
ECAR (Emerald Coast Association of Realtors)
All Sports Association Member ~ 2019

For More Information:

Brett Stuart, Director
of Commercial Sales
& Leasing
850.865.9123
brett@taylorallenllc.com