



Office: 850-807-7044 Direct: 251-769-8487 kknight@stirlingprop.com

DARRYL BONNER, CSM, CLS, CRX

Office: 850-807-7043 Direct: 770-335-2828 dbonner@stirlingprop.com

REGIONS CALL CENTER

5060 Commerce Park Circle, Pensacola, FL

COVER

SUMMARY

PHOTOS

FLOOR PLAN

AERIAL

DEMOGRAPHICS

FOR SALE

PROPERTY DESCRIPTION

Stirling Properties is pleased to offer the former Regions Bank Customer Contact Center/Call Center located at 5060 Commerce Park Circle in Pensacola, FL. Comprising over 37,000 SF, the property presents the opportunity to acquire a first class office building with numerous amenities in a quiet and private office park setting. Property is located in Marcus Pointe Commerce Park, centrally located in Pensacola FL, just off U.S. Highway 29, and a few miles south of I-10.

PROPERTY HIGHLIGHTS

- Over 37,000 SF of high-end, single-story, Class B office on 12.8 AC of property
- Secured and gated parking field with safety features
- 321 Parking Spaces, 8.5/1000 SF
- Excellent mix of private offices and wide-span cubicle floor area
- Interior convenience/canteen/dining area
- Outdoor patio/dining area
- Calming wooded views
- 28,000 SF raised floor area (call floor/telecom room/video conference/electrical)
- Sophisticated security system
- · Energy efficient
- 1000 KW, full building diesel fuel generator with 1,625 gallon capacity

GLA / ACREAGE

 $37,782 \pm SF / 12.8 \pm AC$

YEAR BUILT

• 2001

PRICE

• \$3,700,000

NEARBY BUSINESSES

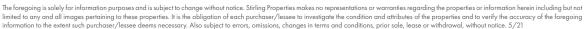
- Folkers Window Company
- BIMBO Bakeries USA
- Rubber & Specialties, Inc.
- Hiller Systems
- The Lewis Bear Company
- Staples
- FedEx Ship Center













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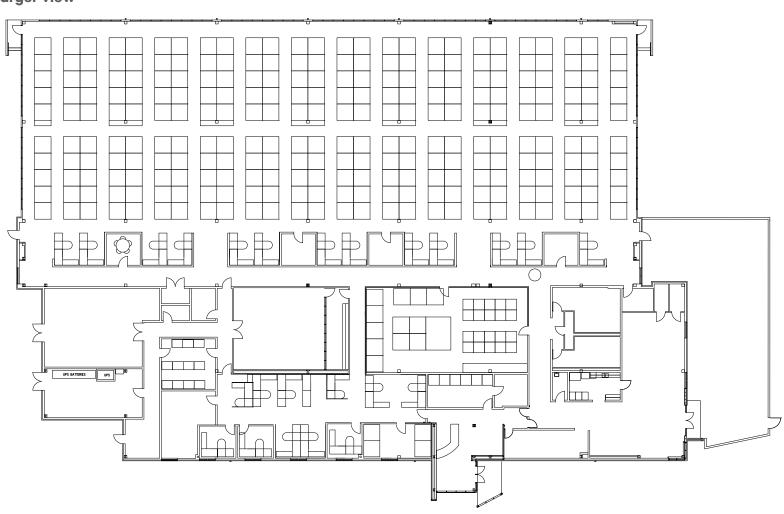
PHOTOS

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DEMOGRAPHICS

Click image for larger view



401250 Pensacola Call Center

5060 Commerce Park Circle, Pensacola FL

First Floor

Facilities Record Drawing





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COVER SUMMARY FLOOR PLAN **AERIAL DEMOGRAPHICS PHOTOS**









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2020 DEMOGRAPHICS					SAMA TO THE SAME OF THE SAME O	10 mi radius	Mi
	3 MILE	5 MILE	10 MILE		Muscogee Canton	ment	Pace 90
	61,488	158,6 <i>7</i> 1	286,308	10		Gonzalez 5 mi radius	(90) (281) N ulat
POPULATION					99	3 mi radius	Avalon Avalon Beach
(S)	\$58,894	\$60,005	\$71,532	Seminole		Ferry Pas 742 Brent	(281)
AVG. HH INCOME						Bel view 296 295 oulding	
	22,745	63,561	114,188		illian 298 98	Pensacola Pensacol Mytle Grove Warrington	Peuzgcola Bay
HOUSEHOLDS				Beach Provided in the second s	- Agrado	(292) Warrington	Gulf Breeze Pensacola (399) Beach







Perdido Key