

Fully Conditioned Office/Warehouse
Warehouse District
440 East Heinberg St., Pensacola, FL.

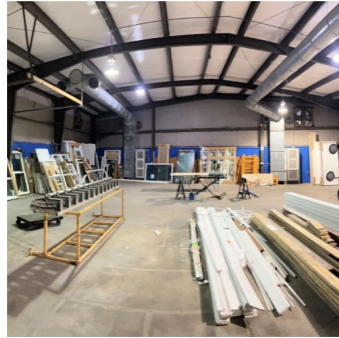


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For Lease
Stand Alone Office/WHSE

About 440 Heinberg

6,584 SF Stand alone office/warehouse available for lease in prime location near the downtown core, with convenient access to I-110. This spacious property boasts a climate-controlled warehouse spanning 3,720 sf, complemented by a well-appointed 1,432 sf office space comprising three private offices, a restroom, break room, and storage area. The warehouse features two dock high-loading docks and an impressive 14' eave height. Additionally, a 1,432-sf apartment or office on the second level provides versatile options.

Building Specs

- 6,584 SF Building SF +/-
 - 1,432 Office SF +/-
 - 1,432 2nd Floor Apartment
 - 3,720 SF Clear Span WHSE +/-
- 4 Private Offices, Reception Area, Conference Room, Storage, Kitchen

Lease Rate & Term

\$7,407 per mo, plus sales tax
NNN Lease
Two (2) YR Minimum



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For Lease
Climate Controlled WHSE

Warehouse Description

- 3,720 SF Warehouse
- Completely Conditioned
- 18 FT Clear Span Warehouse
- Dock High
- 2 10'x10' Roll Ups
- 400 AMP
- 3 Phase Electrical

Property Description

- 0.28 AC
- 78 ' Frontage on Heinberg
- 78' x 156'
- Ample Parking
- Zoned C-3 (City of Pensacola)
- PID 000S009025005044

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For Lease
Office & Clear Span Warehouse

Location Highlights

- Prime Location ½ mile from I-110 Interchange
- Surrounded by a dense POP base
- Convenient to the Downtown Business Core
- Just Off of bustling 9th Avenue
- Skilled Trade Corridor

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