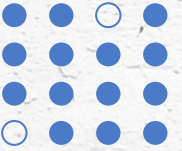


# PANAMA CITY INDUSTRIAL

909 W. 39th St | Panama City, FL 32405

LEASING BROCHURE





# PROPERTY SUMMARY

## Property Summary

<b>Address</b>	909 W. 39th St Panama City, FL 32405
<b>RBA</b>	±107,890 SF
<b>Warehouse SF</b>	±96,007 SF (subdivide will be considered)
<b>Office SF</b>	±6,537 SF
<b>Lot Size</b>	±12 AC
<b>Clear Height</b>	±24 FT
<b>Year Built / Renovated</b>	1980 / 2006
<b>Zoning</b>	Light Manufacturing
<b>Structure</b>	Masonry & Steel Frame
<b>Floor &amp; Exterior</b>	Concrete
<b>Roof</b>	Pitched, Metal
<b>Fire Suppression</b>	Wet Pipe Sprinkler System
<b>Parking</b>	50+ spaces
<b>Power</b>	3P w/ over 2500 amps
<b>Dock Doors</b>	4 - with ability to add more
<b>Grade Level Doors</b>	2 grade level 2 dock high doors



**\$8.50 NNN**  
**LEASE RATE**

**\$1.39 PSF**  
**OPEX**











Walmart

FAMILY DOLLAR

Tom Thumb  
CUBESMART  
self storage

KFC  
UPS  
Publix  
DUNKIN'  
Trustmark

ARBOR TRACE APARTMENT HOMES  
336 UNITS

HWY 390 ±21,000 VPD

GEM/IRE

AZTEC VILLA APARTMENTS  
128 UNITS

DENSE  
RESIDENTIAL  
AREA

Starbucks  
DQ  
SLIM CHICKENS  
Wendy's  
WINGATE  
BY WYNDHAM

DOLLAR  
GENERAL  
Mathison

SUBJECT PROPERTY





# PROPERTY PHOTOS





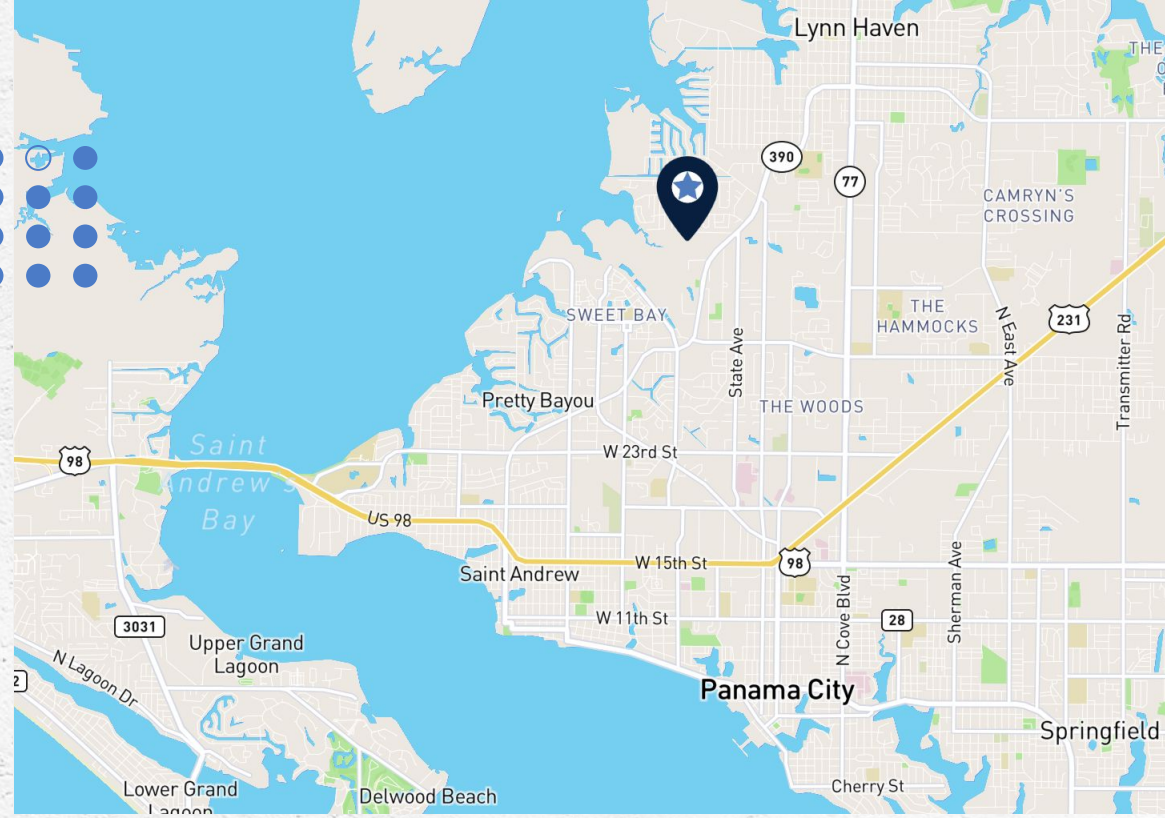
# AREA OVERVIEW

## PANAMA CITY, FL

Panama City is alive with activity as it houses quaint specialty shops and superb local dining establishments all within close proximity to some of the nation's most enticing beaches. The city has been listed as one of the best small art towns in America, consequently housing the Marina Civic Center and the Visual Arts Center, which provide a wide variety of cultural and entertainment opportunities for Panama City residents.

With numerous city parks hosting festivals, musical and theatrical performances, and markets, Panama City also hosts a multitude of other year-round events, including The Blessing of the Fleet, The Annual Spring Boat Show, A Classic Car Show, Spring Festival of the Arts, The Annual Independence Day Celebration, Oktoberfest, First Friday, and Concerts in the Park.

Furthermore, Panama City boasts rich opportunities for fishing, boating, and all varieties of water sports thanks to its Gulf Coast location. The Northwest Florida city also offers several golf courses and other opportunities for sports activities. The almost-perfect weather, friendly atmosphere, numerous activities, and exciting possibilities combine to make Panama City a great place to visit and an even better place to call home.



## DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	6,331	37,517	72,330
Current Year Estimate	5,437	33,976	65,093
Growth Current Year-Five-Year	16.44%	10.42%	11.12%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	2,362	14,237	27,427
Current Year Estimate	2,070	13,251	25,337
Growth Current Year-Five-Year	14.11%	7.44%	8.25%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$144,792	\$123,902	\$109,690



## ECONOMY

More than ever, Panama City is booming with events and activities. As the county seat of Bay County, Panama City encourages new or relocating industries and businesses to consider the area for there are many opportunities for growth and development. Panama City's main retail center is Pier Park on the beach and Panama City Mall across the Hathaway Bridge in town. Home to Tyndall Air Force Base and the U.S. Navy's Naval Support Activity Panama City, two military bases, Panama City has a large federal government presence.

Continued economic growth and success can be attributed to the Port of Panama City and the Panama City and St. Andrew's Marinas. Protected by St. Andrews Bay, Port Panama City is a growing port that handles a wide variety of cargo ranging from standard shipping containers to delicate cargo. Port Panama City is perfectly situated along Northwest Florida's Emerald Coast, providing a Gulf Coast gateway to shippers in Georgia, Alabama, Florida, Tennessee, and the Carolinas.





## ECONOMY

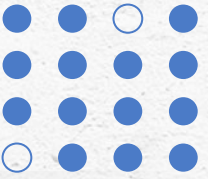
Panama City, Florida, is experiencing economic growth and development, largely driven by Operation and Maintenance Expenditure (OPEX) initiatives aimed at revitalizing infrastructure and supporting key sectors in the area. These initiatives focus on maintaining and improving public facilities, roadways, and utilities, creating a more attractive environment for businesses and residents alike. The city has seen investments in technology and workforce training programs, further bolstering economic prospects. The commitment to consistent OPEX ensures that Panama City remains a viable location for industries, improving living standards and attracting new talent.

The Port of Panama City plays a crucial role in the area's economic expansion, serving as a vital logistics hub in the Southeastern United States. Recently, the port has expanded its infrastructure to handle increased cargo volumes, including container and bulk cargo. This expansion, supported by OPEX allocations, enhances the port's efficiency and capacity, positioning it as a competitive gateway for international trade. The port's developments align with regional economic growth strategies, enabling Panama City to attract more commercial shipping traffic and, in turn, creating jobs and boosting local businesses.

Panama City is also significantly influenced by nearby military bases, including Tyndall Air Force Base, which is currently undergoing a \$5 billion reconstruction effort following extensive damage from Hurricane Michael in 2018. This investment is transforming Tyndall into a cutting-edge "Base of the Future," complete with advanced technology and resilient infrastructure. The military presence contributes to the local economy through job creation and demand for goods and services, supporting both public and private sector growth. The collaboration between military and civilian sectors has resulted in an economic environment where Panama City benefits from defense-related investments while encouraging diverse economic activities.







## SHELL ISLAND

Shell Island is a 7-mile stretch undeveloped barrier island running east to west between the Gulf of Mexico and the St. Andrew Bay. It features sand dunes, a coastal scrub forest, pine hammocks, and an inland lake where deer, shorebirds, and other coastal creatures like to hang out. It is a favorite spot for locals and visitors to unwind.



## ST. ANDREW STATE PARK

Situated on the far eastern edge of Panama City Beach, St. Andrew State Park is one of Florida's most popular and most visited state parks due to its white-sand beaches, emerald, green waters, natural trails, and Shell Island boat tours.

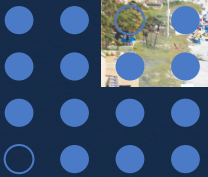


## AARON BESSANT PARK

Located within walking distance of the Gulf and Pier Park, Aaron Bessant Park is made up of 70 acres of lawns featuring a state-of-the-art amphitheater and walking trails. The park hosts several events and festivals each year making it the best park for outdoor recreation.

## PIER PARK

Known for its annual New Year's Eve Beach Ball Drop, Pier Park is the premier shopping and entertainment destination in Panama City. The outdoor shopping center offers over 120 retail and dining amenities. Popular stores include Target, Dillard's, and JCPenney and popular restaurants include Margaritaville, Osaka Japanese Hibachi Steakhouse and Sushi Bar, and Back Porch Seafood and Oyster House.





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This Leasing Package contains select information pertaining to the business and affairs of **909 W. 39th St | Panama City, FL 32405** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.



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LEASING BROCHURE

EXCLUSIVE LEASING AGENT



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