

BELLCORE
COMMERCIAL

SITE
+/- 15,440 SF
+/- 2.98 Acres
Zoned HC/LI

Barrancas Ave | 32,500 AADT

VERSATILE 15,440 SF COMMERCIAL SPACE WITH WAREHOUSE

705 N NEW WARRINGTON RD, PENSACOLA, FL 32506



PROPERTY DESCRIPTION

705 N New Warrington Rd offers an exceptional commercial leasing opportunity in one of Pensacola's most visible and accessible business corridors. The property features a recently renovated showroom and warehouse combination, ideal for retail, sales, service, or light industrial operations. The front showroom spans approximately 13,100 square feet, providing expansive display areas with high ceilings and modern lighting. A 2,340-square-foot rear warehouse offers ample storage and workspace, accommodating a range of operational needs. Situated on a spacious 2.98-acre lot, the property includes a well-maintained parking area with abundant spaces for customers and staff.

PROPERTY HIGHLIGHTS

- New roof and new energy-efficient A/C system
- Well-maintained parking lot with abundant spaces
- Ample warehouse storage with easy access for loading and operations

OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Available SF:	15,440 SF
Lot Size:	2.98 Acres
Building Size:	15,440 SF
Zoning	HC/LI
Property Type	Retail
Traffic Count	32,500



PROPERTY LINE CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA-ANGLE	TANGENT	CHORD-BEARING
C1	5.01'	205.45'	0°06.51"	2.50'	5.01°15.58'M
C2	203.44'	2515.43'	6°21'26"	141.40'	203.34°51°25.07'M
C3	154.80'	2464.80'	2°54'28"	77.42'	154.18°51°45.13'M





POPULATION	0.5 MILES	1.5 MILES	3 MILES
Total Population	1,964	20,723	74,258
Average Age	40	38	39
Average Age (Male)	39	37	38
Average Age (Female)	40	39	41
HOUSEHOLDS & INCOME	0.5 MILES	1.5 MILES	3 MILES
Total Households	798	8,151	29,949
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$47,048	\$56,976	\$62,398
Average House Value	\$141,874	\$170,080	\$207,422

Demographics data derived from AlphaMap

**ROBERT BELL****Partner, Senior Advisor , & Property Manager**

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PROFESSIONAL BACKGROUND

Rob Bell is the Vice President and Senior Advisor of Bellcore Commercial. Bellcore Commercial is a full-service commercial real estate firm offering a wide range of diversified real estate services, including, but not limited to, investment sales, leasing, tenant representation, and asset management.

Rob has earned a distinguished reputation with over 20+ years of experience and is nationally recognized as a top producer in the commercial real estate industry. Prior to starting Bellcore Commercial, Rob sold his brokerage, John S. Carr & Associates, to an affiliate of Berkshire Hathaway in 2015. Rob brought his unique sales approach, marketing capabilities, and competitiveness to one of the largest real estate companies in the world. Under Berkshire, Rob was a member of the President's Circle every year, and globally ranked in the top 5% of commercial sales and leasing year after year. Bellcore Commercial offers the catalytic foundation needed for the long-term future growth of the company, team, and its leaders.

Bellcore Commercial is founded on the model that great deals are not measured with money; they are brokered with the foundation of great relationships. At Bellcore, our success is striving for our core principles; leadership, customer loyalty, client success, and integrity.

EDUCATION

Mr. Bell attended the University of Alabama in Tuscaloosa and holds his Bachelor of Science degrees in Business Administration and Finance from the University of West Florida.

MEMBERSHIPS

Mr. Bell is a member of many prominent industry organizations including NAIOP – Commercial Real Estate Development, International Council of Shopping Centers, National Association of Realtors, Florida Association of Realtors, and Pensacola Association of Realtors, and ARVC National RV Park Association, to name a few.

A graduate of the 2005 Leadership Pensacola Class, Mr. Bell has been an active volunteer in multiple civic and charitable organizations including the Pensacola Little Theater, Coastal Conservation Association, and Big Brothers Big Sisters.

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