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COMMERCIAL

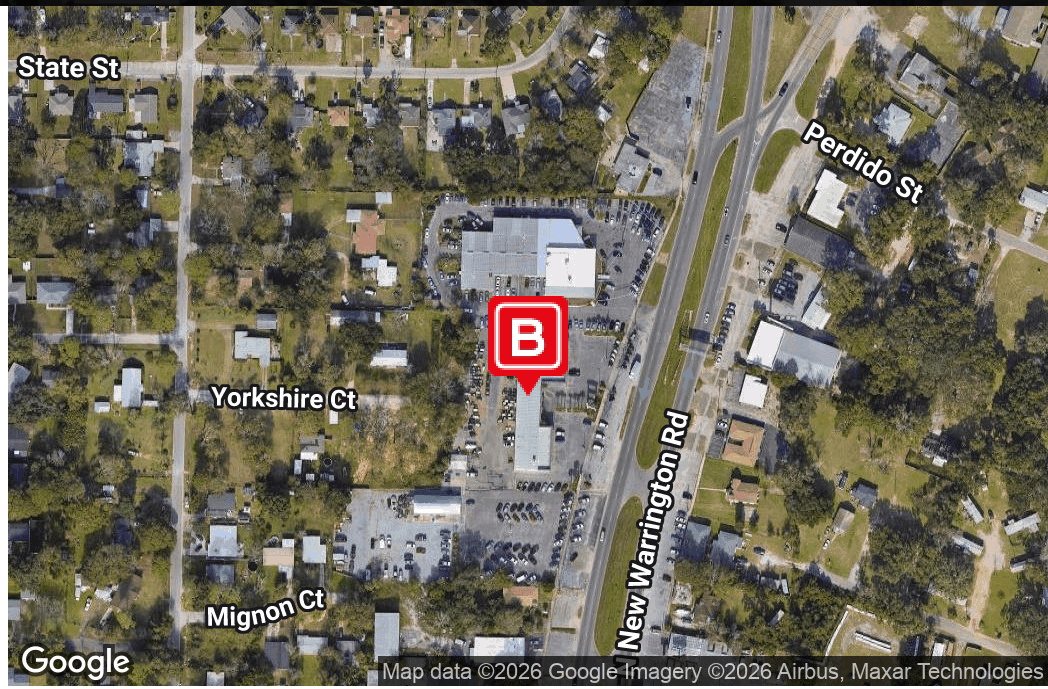


15,440 SF RETAIL/SHOWROOM & WAREHOUSE | HC/LI ZONING

705 N NEW WARRINGTON RD, PENSACOLA, FL 32506

ROBERT BELL | rob@bellcorecommercial.com





PROPERTY DESCRIPTION

Positioned along N New Warrington Road in Pensacola, Florida, this 15,440 SF commercial property is available for sale or lease on approximately 2.98 acres. The site features approximately 430 feet of road frontage with exposure to 32,500 vehicles per day, providing strong visibility and accessibility. The property consists of two buildings with ceiling heights ranging from 12 to 16 feet, offering flexibility for retail, showroom, automotive, equipment sales, warehouse, distribution, or service-oriented operations. Zoned HC/LI (Heavy Commercial/Light Industrial), the property accommodates a broad range of commercial and light industrial uses, subject to applicable approvals. Additional features include paved parking, outdoor yard space, and convenient access to W Jackson Street, U.S. Highway 98, and Downtown Pensacola.

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

Sale Price:	$2,990,000
Lot Size:	2.98 Acres
Building Size:	15,440 SF
Zoning	HC/LI
Property Type	Retail
Traffic Count	32,500



LEASE INFORMATION

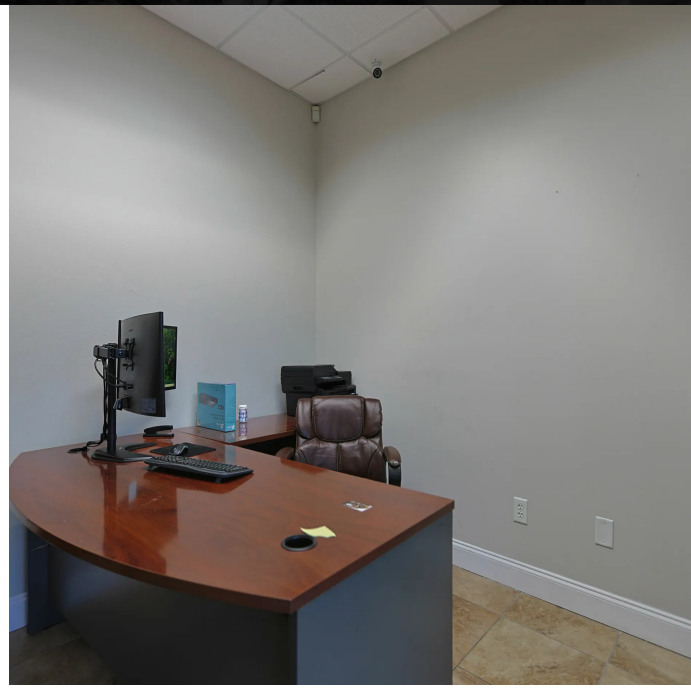
Lease Type:	NNN	Lease Term:	60 months
Total Space:	15,440 SF	Lease Rate:	$13 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
705 N New Warrington Rd	Available	15,440 SF	NNN	$13.00 SF/yr	-













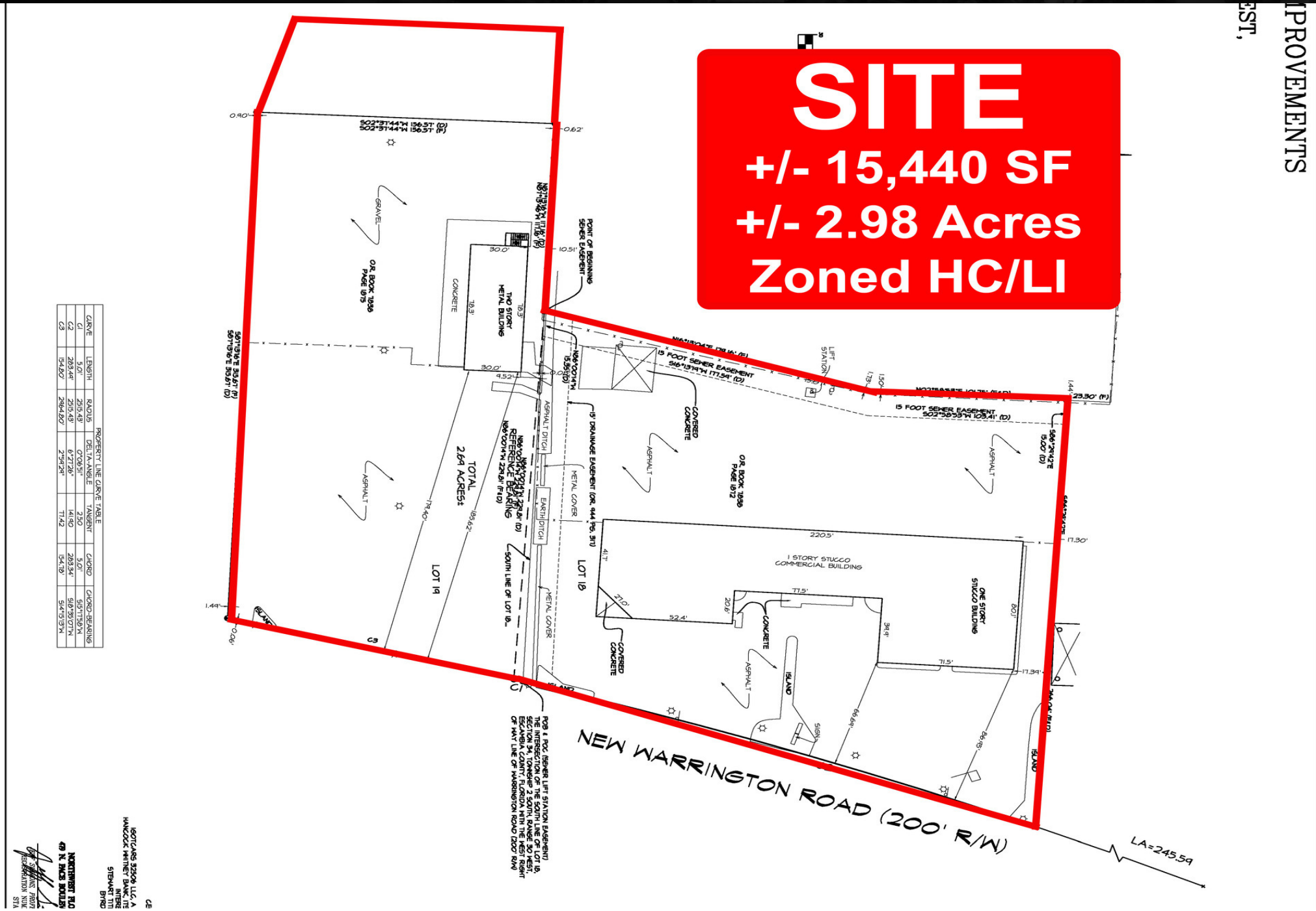

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Escambia County HC/LI Zoning District

Purpose of the district: The heavy commercial and light industrial (HC/LI) district establishes appropriate areas and land use regulations for a complementary mix of industrial uses with a broad range of commercial activities. The primary intent of the district is to allow light manufacturing, large-scale wholesale and retail uses, major services, and other more intense uses than allowed in the commercial district.

Uses Permitted:

(1) Residential	Any residential uses outside of the industrial (I) future land use category, but if within the commercial (C) future land use category (and not the principal single-family dwelling on an existing lot of record), only as part of a predominantly commercial development; and excluding new or expanded manufactured (mobile) home parks & subdivisions.
(2) Retail Sales	Retail sales including medical marijuana dispensing facilities, sales of alcoholic beverages, sales of automotive fuels, and sales of new and used automobiles, motorcycles, boats, manufactured (mobile) homes.
(3) Retail Services	• Car washes, automatic or manual, full service or self-serve. • Child care facilities. • Hotels, motels and all other public lodging, including boarding and rooming houses. • Personal services, including those of beauty shops, health clubs, pet groomers, dry cleaners and tattoo parlors. • Professional services, including those of realtors, bankers, accountants, engineers, architects, dentists, physicians, and attorneys. • Rental of automobiles, trucks, utility trailers and recreational vehicles. • Repair services, including appliance, furniture, upholstery, jewelry, small engine, major motor vehicle/boat, but excluding outdoor work or storage. • Restaurants and brewpubs. • Taxi and limousine services.
(4) Public and Civic	• Broadcast stations with satellite dishes and antennas, including towers. • Cemeteries, including family cemeteries. • Community service facilities, including auditoriums, libraries, museums, and neighborhood centers. • Educational facilities, including preschools, K-12, colleges, and vocational schools. • Emergency service facilities, including law enforcement, firefighting, and medical assistance. • Funeral establishments. • Homeless shelters. • Hospitals. • Offices for governmental agencies or public utilities. • Places of worship. • Public utility structures, including telecommunications towers, but excluding industrial uses not otherwise permitted.
(5) Recreation & Entertainment	Commercial entertainment facilities, indoor or outdoor, including movie theatres, amusement parks, and stadiums, but excluding motorsports facilities. Commercial recreation facilities, including those for walking, hiking, bicycling, recreational vehicles, swimming, skateboarding, bowling, court games, field sports, and golf, but excluding off-highway vehicle uses and outdoor shooting ranges. Parks, with or without permanent restrooms or outdoor event lighting.
(6) Industrial	Light industrial uses, including research and development, printing and binding, distribution and wholesale warehousing, and manufacturing, all within the confines of buildings and without adverse off-site impacts. Marinas, industrial. Microbreweries, microdistilleries, and microwineries, except in areas with the zoning designation HC/LI-NA.
(7) Agricultural	Food produced primarily for personal consumption by the producer, but no farm animals. Nurseries and garden centers, including adjoining outdoor storage or display of plants. Veterinary clinics, excluding outside kennels.
(8) Other	• Billboards structures, excluding areas zoned ID-CP, GBD, or GID prior to adoption of HC/LI zoning. • Building or construction trades shops and warehouses, including on-site outside storage. • Bus leasing and rental facilities, not allowed within MU-S. • Deposit boxes for donation of used items when placed as an accessory structure on the site of a charitable organization. • Outdoor adjacent display of plants by garden shops and nurseries. • Outdoor sales. • Outdoor storage of trailered boats and operable recreational vehicles, excluding repair, overhaul or salvage activities. • Parking garages and lots, commercial, not allowed within MU-S. • Sales and outdoor display of prefabricated storage sheds.

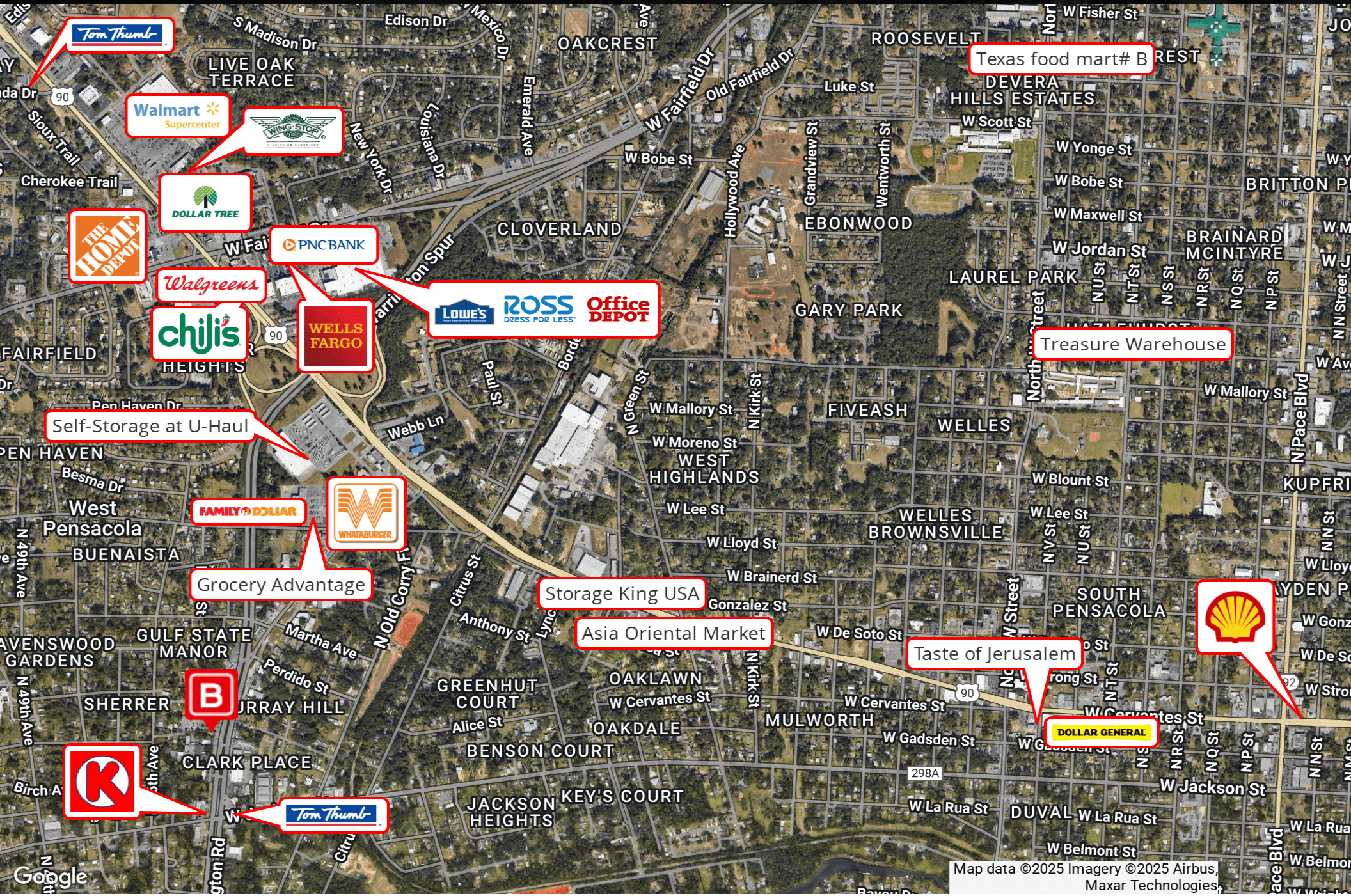


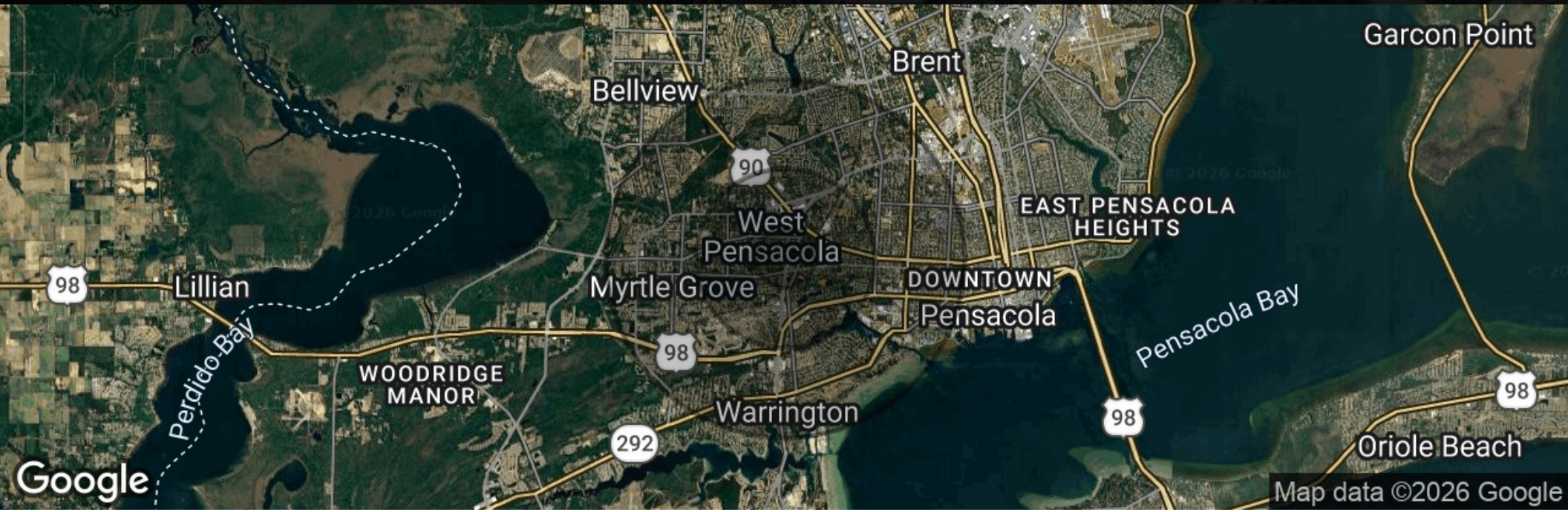
PROPERTY LINE CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA-ANGLE	TANGENT	CHORD	CHORD-BEARING
C1	5.01'	2915.43'	0°06'51"	2.50	5.01'	S15°17'59"W
C2	283.44'	2915.43'	6°27'26"	141.90	283.34'	S18°35'07"W
C3	154.80'	2964.80'	2°59'29"	77.42	154.78'	S14°15'13"W

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NORTHFIRST FLO
49 N. RMCS. BOULEV

FOR SALE AND LEASE | 15,440 SF RETAIL/SHOWROOM & WAREHOUSE | HC/LI ZOI


Texas food mart# B
Treasure Warehouse
Self-Storage at U-Haul
Grocery Advantage
Storage King USA
Asia Oriental Market
Taste of Jerusalem
Tom Thumb
Walmart Supercenter
WING STOP
DOLLAR TREE
THE HOME DEPOT
PNC BANK
Walgreens
chili's
WELLS FARGO
LOWE'S
ROSS DRESS FOR LESS
Office DEPOT
FAMILY DOLLAR
WHATABURGER
DOLLAR GENERAL
Tom Thumb
LIVE OAK TERRACE
OAKCREST
ROOSEVELT
DEVERA HILLS ESTATES
CLOVERLAND
EBONWOOD
LAUREL PARK
GARY PARK
BRAINARD MCINTYRE
BRITTON P
FAIRFIELD HEIGHTS
PEN HAVEN
West Pensacola
BUENAISTA
FIVEASH
WELLES
WEST HIGHLANDS
WELLES BROWNSVILLE
SOUTH PENSACOLA
KUPFRI
AVENSWOOD GARDENS
GULF STATE MANOR
SHERRER
MURRAY HILL
GREENHUT COURT
OAKLAWN
OAKDALE
MULWORTH
BENSON COURT
CLARK PLACE
JACKSON HEIGHTS
KEY'S COURT
DUVAL
Edison Dr
S Madison Dr
Sioux Trail
Cherokee Trail
New York Dr
Louisiana Dr
Emerald Ave
W Fairfield Dr
Old Fairfield Dr
Luke St
W Scott St
W Yonge St
W Bobe St
Hollywood Ave
Grandview St
Wentworth St
W Maxwell St
W Jordan St
W Mallory St
Pen Haven Dr
Webb Ln
Paul St
N Green St
N Kirk St
W Moreno St
Besma Dr
W Lee St
W Lloyd St
W Brainerd St
Gonzalez St
W De Soto St
W Blount St
Citrus St
Anthony St
Martha Ave
Perdido St
N Old Corry Fl
W Cervantes St
Alice St
W Gadsden St
W Jackson St
W La Rua St
W Belmont St
N Pace Blvd
N 49th Ave
90
298A
Google
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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

2020 American Community Survey (ACS)