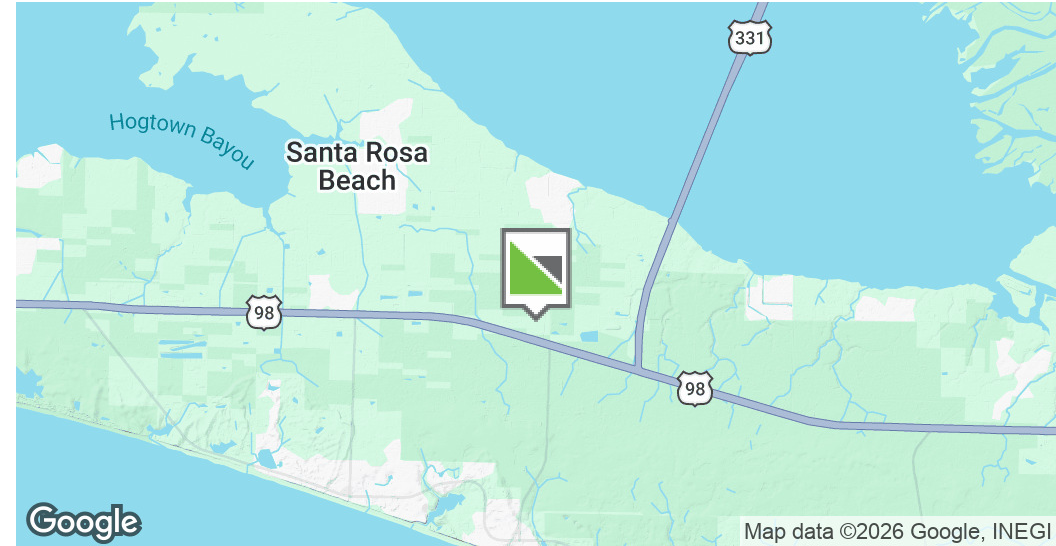


EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$19 SF/yr (MG)
Building Size:	10,500 SF
Available SF:	2,550 - 6,150 SF
Lot Size:	0.24 Acres
Number of Units:	4
Zoning:	Light Industrial
Market:	Beaches Of South Walton

PROPERTY OVERVIEW

Available for lease - 2550 to 6150 sf of warehouse space in Santa Rosa Beach FL. This building is located in the Blue Mountain Beach Industrial Park and will be available for occupancy September 2026. The building has 16ft eave heights, 12'x 14' overhead doors and parking.

PROPERTY HIGHLIGHTS

- Conveniently Located
- Available September 2026
- \$2.90 CAM Fee

For More Information:

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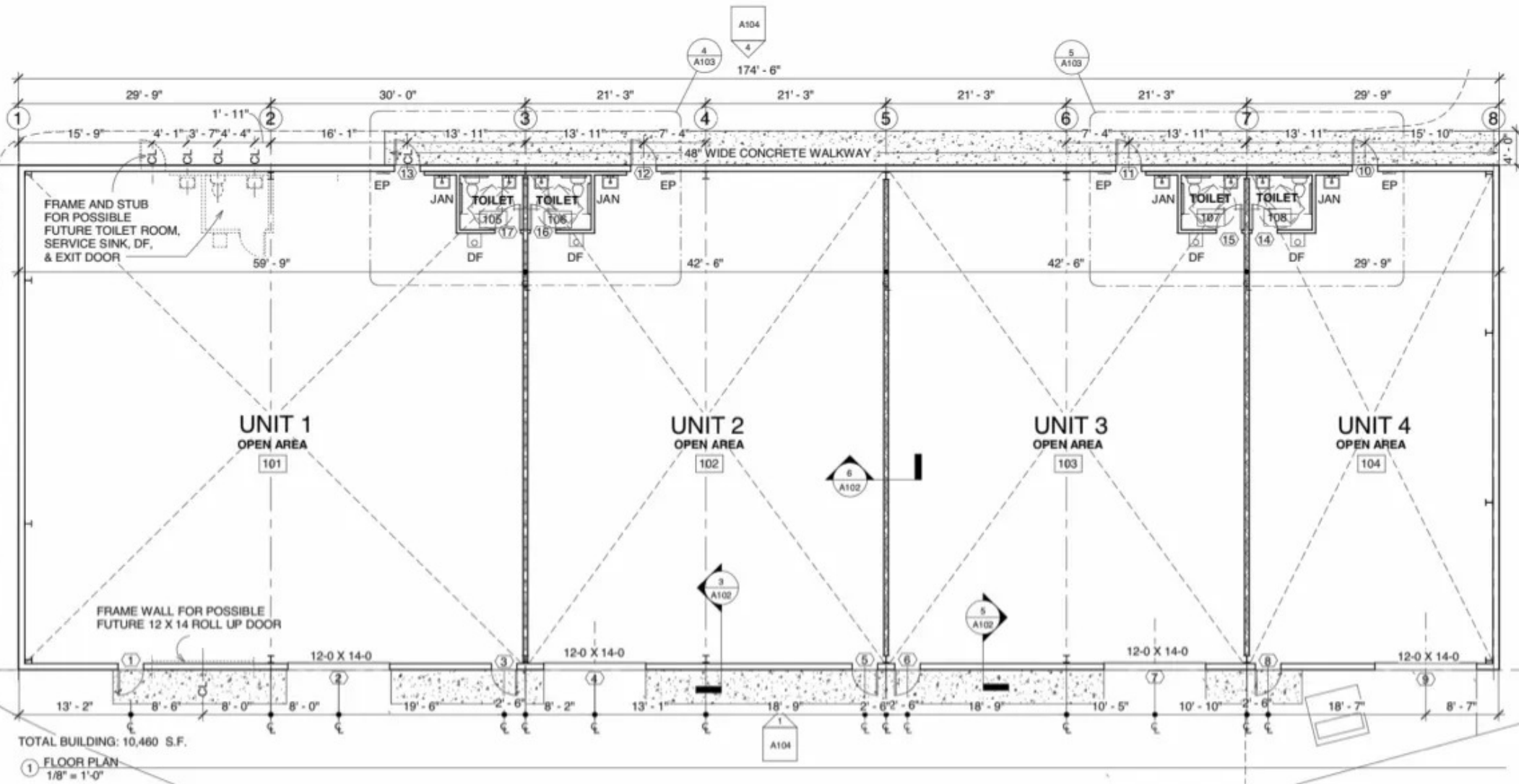
BLUE MOUNTAIN BEACH INDUSTRIAL PARK

259 WRM Circle , Santa Rosa Beach, FL 32459

INDUSTRIAL PROPERTY FOR LEASE

FLOOR PLAN

TAYLORALLEN
PROPERTIES



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BLUE MOUNTAIN BEACH INDUSTRIAL PARK

259 WRM Circle , Santa Rosa Beach, FL 32459

INDUSTRIAL PROPERTY FOR LEASE

LOCATION MAP

TAYLORALLEN
PROPERTIES



Map data
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Google,
INEGI,rest

Watersound

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ADVISOR BIO & CONTACT 1

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PROFESSIONAL BACKGROUND

Chad Knaepple is the Co-founder/Executive Director of Taylor Allen Properties and specializes in the sale of Commercial Investment Property and the Leasing of Office and Industrial space. Chad is one of only two Brokers in Northwest Florida to achieve both the CCIM and the SIOR designations from the Society of Industrial and Office Realtors. These designations are reserved for highly-qualified real estate practitioners with a strong transactional history. Chad has been a Licensed Realtor in the State of Florida since 2002 and has solely focused on commercial sales and leasing over the last ten years. In 2024, Chad was able to sell or lease over 300,000 square feet of improved commercial property to include negotiating a 25,000 square foot, Class A office lease with Turnberry Associates in Destin, Florida. He also secured the re-tenant and sale of a 61,000 square foot business park in Panama City Beach, Florida, and the re-development of 32,000 square foot heavy industrial site in Freeport, Florida. Mr. Knaepple currently serves as a Board Member of Gulf Coast Commercial MLS (regional commercial MLS), Treasurer of the Airport Plaza Commercial Condominium and also volunteers his time professionally for Food for Thought Florida (501 c 3) advising on site selection, valuations, and negotiations for their current and past locations.

EDUCATION

Louisiana State University- School Of Architecture

MEMBERSHIPS & AFFILIATIONS

CCIM SIOR
Commercial Realtor of the Year 2015 & 2017
Gulf Coast Commercial MLS- Board of Directors

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