

Nations Real Estate

" This Valuable Property "

MLS # 626039

\$6,750,000

139,000 SF Industrial / Manufacturing Building in the Hugh Nelson Industrial Park in Lynn Haven, FL



**1006 Arthur Drive
Lynn Haven, FL**

Presented By:



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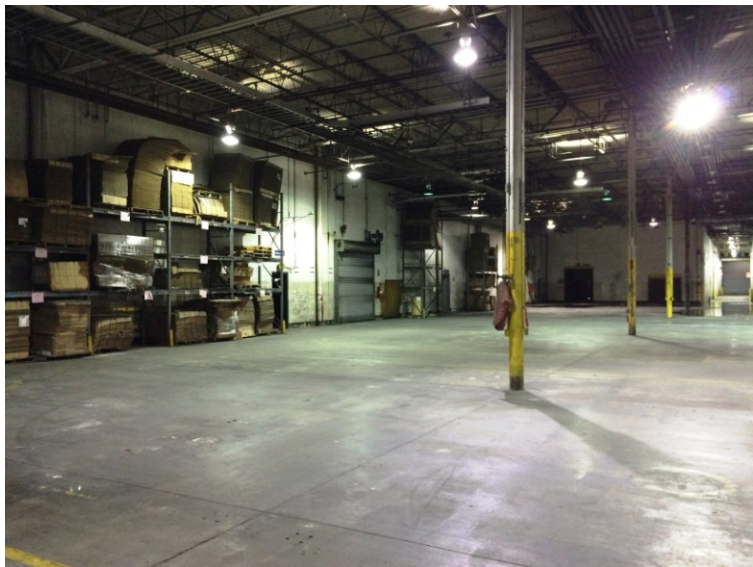
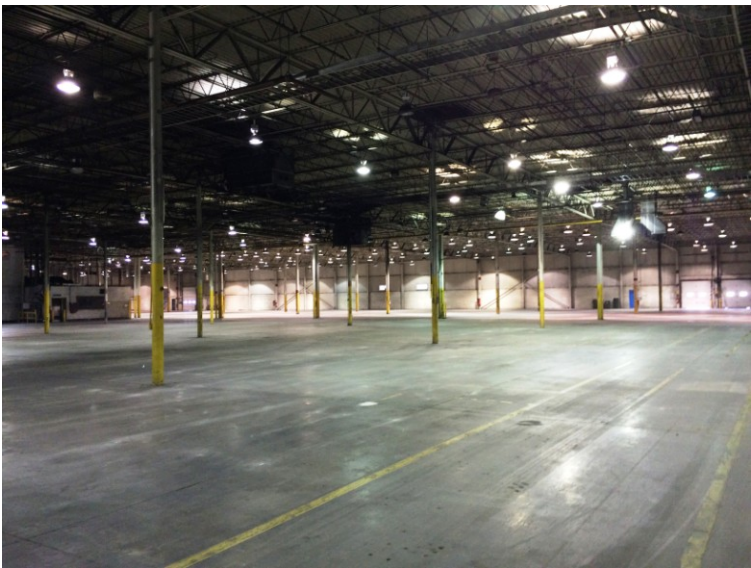
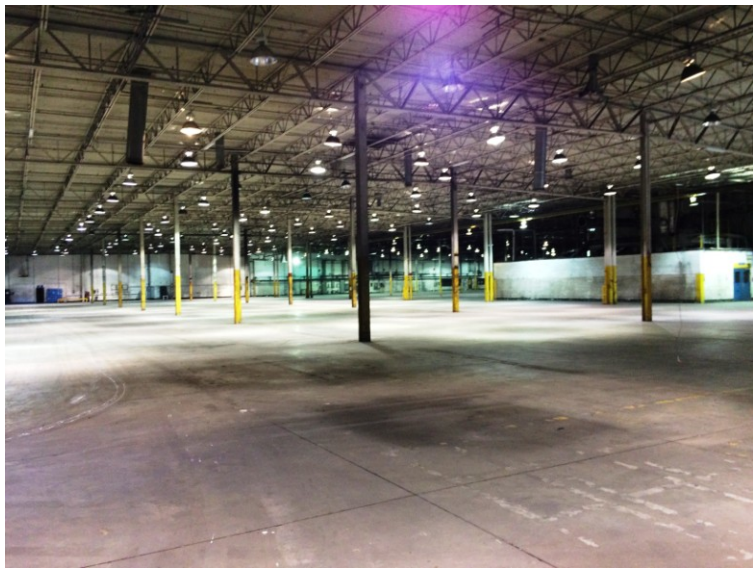


There are a total of 139,000 Square Feet with 200 parking spaces on this Industrial site. The 12,500 sq. ft. of office space is taken down to metal stud walls and is ready for build out to accommodate any occupants needs with 23.5 Feet Clearance! HEAVY POWER! 6 Dock-high roll-up doors and 3 street level roll-up doors with automatic openers. This is a nicely landscaped property with a sprinkler system. There is a detached maintenance facility, as well. Please verify all information independently.

1006 Arthur Drive Lynn Haven, FL 32444	
Price	6,750,000
Size	139,000 SF
Space Type	Industrial / Manufacturing
Year Built	1986
Parking	215 Free Surface Spaces
Ceiling Height	23'0"
Drive-Ins	3-12'0"w x 16'0"h
Loading Docks	8 Exterior



Building Photos



Lynn Haven, Florida Area Information



Lynn Haven City Hall



Lynn Haven Monument



Bay County Government Center



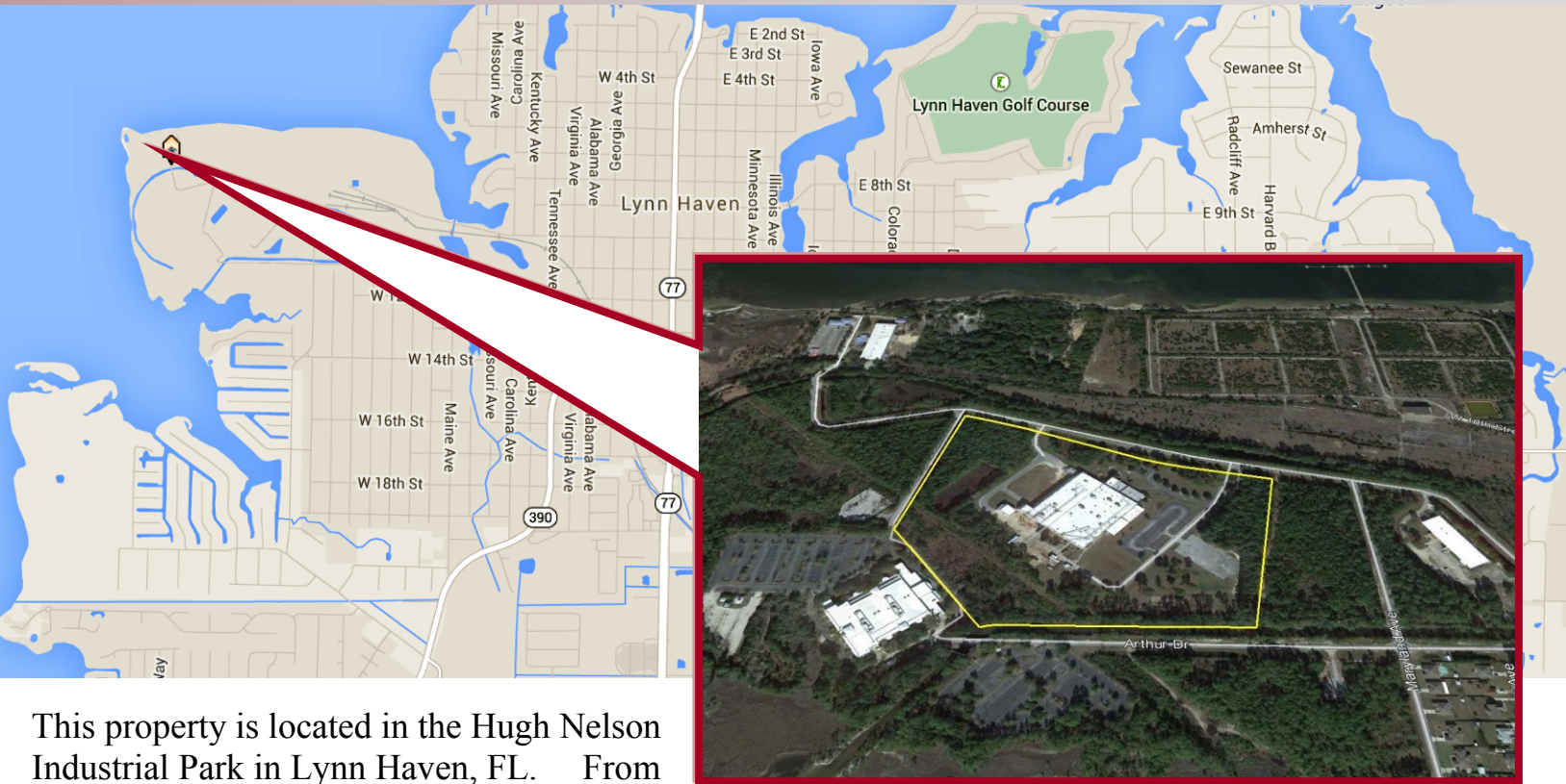
A.L. Kinsaul Park

The City of Lynn Haven is a thriving community centrally located in Bay County along the southern edge of North Bay. Lynn Haven is the second largest city in Bay County with over 18,000 residents.

Lynn Haven residents enjoy the City's many amenities and events. All ages can enjoy activities at the 60-acre Sports Complex located on Hilltop Lane. The Sports Complex includes a one mile walking/biking track, tennis courts, football fields, soccer fields, baseball/softball fields, shuffle board courts, weight room and much more. The Lynn Haven Library offers a summer youth program including stories, arts, crafts, music, poetry and guest speakers. Lynn Haven is working to attract many new businesses to its Community Redevelopment Area. Recently, the City was accepted to participate in the Florida Main Street Program. The program will provide training and technical assistance in support of its efforts to revitalize Lynn Haven's traditional downtown area. Other economic development activities include the promotion of the Lynn Haven Commerce Park and Hugh Nelson Industrial Park. Lynn Haven's industrial and commerce parks are home to national companies such as Trane, Merrick, and Jensen USA.



Location Information



This property is located in the Hugh Nelson Industrial Park in Lynn Haven, FL. From Highway 77, take West 14th Street to Maryland Avenue. Take Maryland Avenue north to Arthur Drive, turn left and the facility will be on your left.

Zoning Information

This property is Zoned Industrial



Industrial: The purpose of this district is to provide land for light industrial, trade and service activities, including industrial support services, such as administration, business and professional offices, water-dependent and water-related commercial and industrial uses. Preference will be given to water-dependent or water-related commercial and industrial uses when considering the location of such uses. Multi-family residential may be permissible only as a conditional use. Multi-family residential uses shall not exceed twenty (20) units per acre. Conditions shall include compatibility standards specifically addressing multi-family residential adjacent to nonresidential development and requirements for demonstrated public benefits, such as public plazas, water access, view protection, and availability of workforce housing.

Demographic Summary Report

Radius	1 Mile	3 Miles	5 Miles
Population			
2019 Projection	2,381	23,505	53,359
2014 Estimate	2,296	22,715	51,890
2010 Census	2,230	22,227	51,804
Growth 2014 – 2019	3.70%	3.48%	2.83%
Growth 2010 – 2014	2.96%	2.20%	0.17%
Households			
2019 Projection	916	9,414	21,573
2014 Estimate	885	9,120	21,008
2010 Census	866	9,008	21,098
Growth 2014 – 2019	3.50%	3.22%	2.69%
Growth 2010 – 2014	1.87%	-1.56%	-2.50%
Owner Occupied	769 (86.89%)	6,493 (71.20%)	13,628 (64.87%)
Renter Occupied	116 (13.11%)	2,627 (28.80%)	7,380 (35.13%)
2014 Households by HH Income			
Income: <\$25,000	95 (10.75%)	1,732 (19.00%)	4,986 (23.73%)
Income: \$25,000 - \$50,000	140 (15.84%)	2,162 (23.71%)	5,138 (24.46%)
Income: \$50,000 - \$75,000	139 (15.72%)	1,783 (19.55%)	4,127 (19.65%)
Income: \$75,000 - \$100,000	202 (22.85%)	1,528 (16.76%)	3,125 (14.88%)
Income: \$100,000 - \$125,000	159 (17.99%)	748 (8.20%)	1,376 (6.55%)
Income: \$125,000 - \$150,000	58 (6.56%)	616 (6.76%)	1,135 (5.40%)
Income: \$150,000 - \$200,000	47 (5.32%)	344 (3.77%)	669 (3.18%)
Income: \$200,000+	44 (4.98%)	205 (2.25%)	451 (2.15%)
2014 Average Household Income	\$90,660	\$70,599	\$64,898
2014 Median Household Income	\$83,416	\$60,238	\$52,332

All information is obtained from public record and should be verified.



" T h i s V a l u a b l e P r o p e r t y "

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