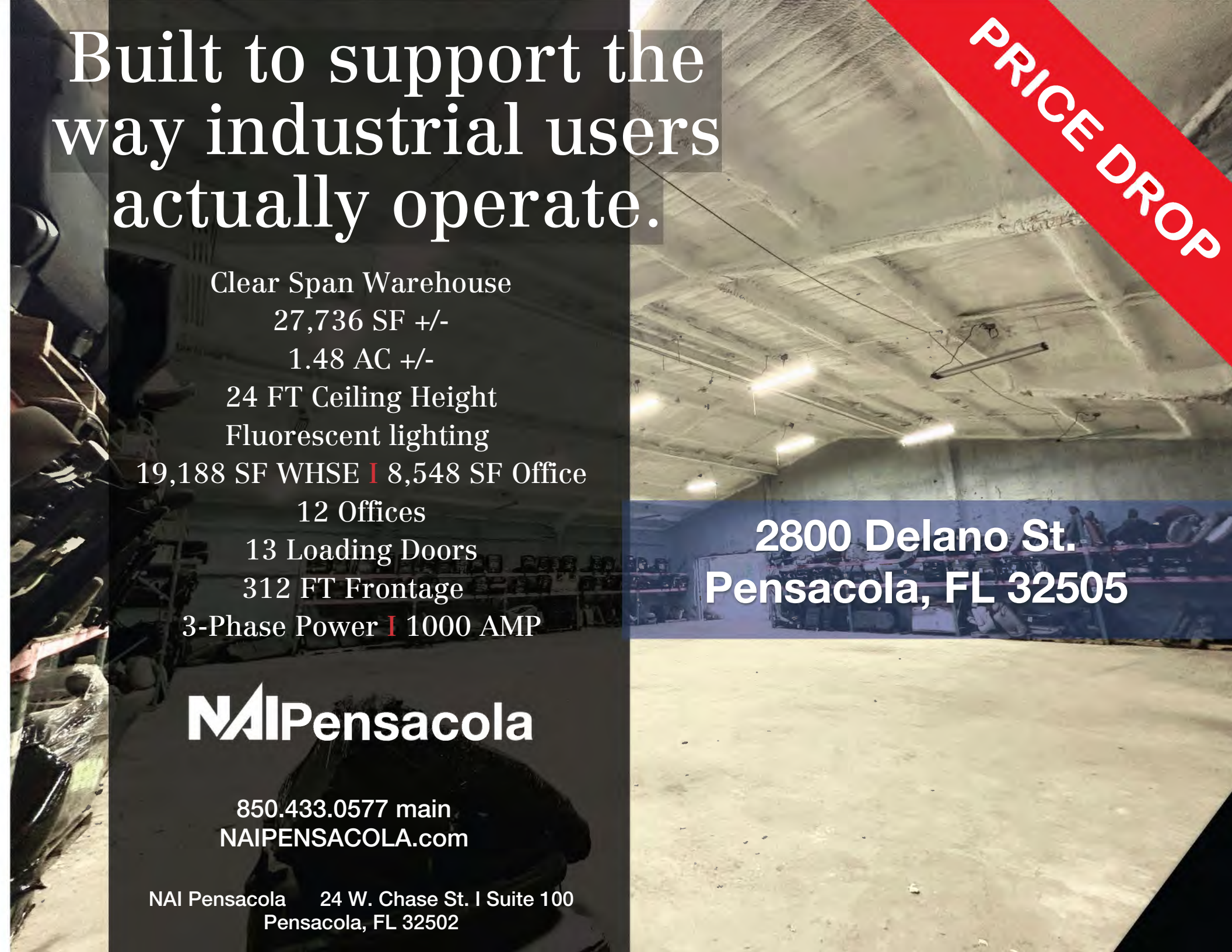




Built to support the way industrial users actually operate.

PRICE DROP

Clear Span Warehouse

27,736 SF +/-

1.48 AC +/-

24 FT Ceiling Height

Fluorescent lighting

19,188 SF WHSE | 8,548 SF Office

12 Offices

13 Loading Doors

312 FT Frontage

3-Phase Power | 1000 AMP

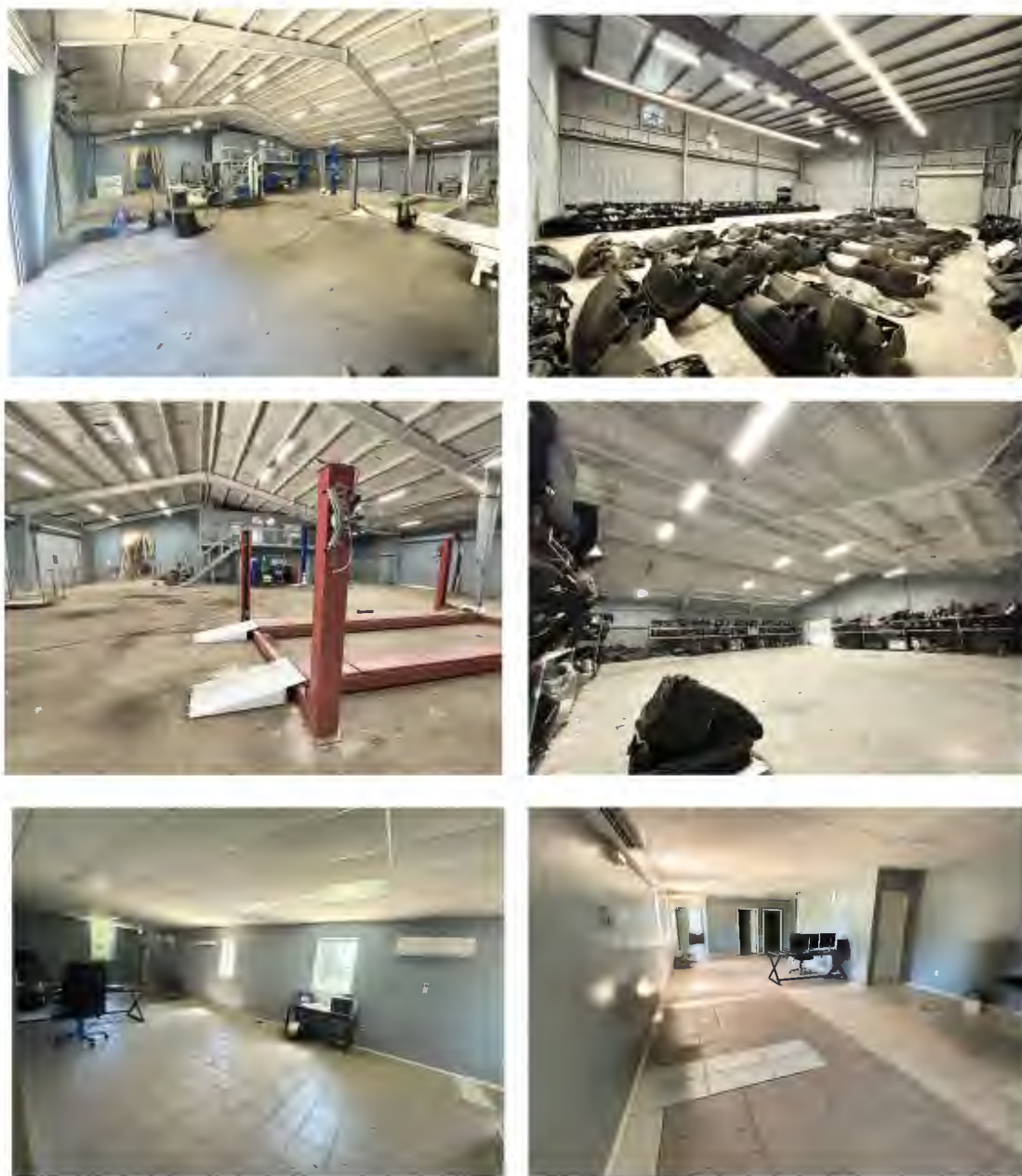
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NAI Pensacola 24 W. Chase St. | Suite 100
Pensacola, FL 32502

**2800 Delano St.
Pensacola, FL 32505**

Clear-span industrial warehouse with serious power, loading capacity, and operational flexibility.



Warehouse capacity with room to move.

2800 Delano Street offers a functional industrial warehouse facility positioned in the heart of an established industrial corridor with fast access to the interstate. The property is designed for companies that require efficient logistics, substantial loading capacity, warehouse functionality, and strong truck access.

The building totals 27,736 square feet and features a clear-span warehouse layout, 24-foot ceilings, fluorescent lighting throughout, and a two-story office mezzanine within the warehouse space to support operational, administrative, or supervisory functions. The facility is equipped with 3-phase power, 1,000 AMP capacity, and two dock levelers, providing the infrastructure needed for a wide range of industrial users.

The property offers significant loading capacity with 9 high-bay loading positions and grade-level roll-up doors, creating flexible access for distribution, logistics, service, warehouse, and light manufacturing operations. The building also includes new HVAC systems, foam insulation for added efficiency, 8 restrooms throughout the complex, and an employee breakroom area.

Lease Information

\$20,802 per month

\$9.00 PSF + NN NN -\$0.63 PSF

Lease Term - 3-YR

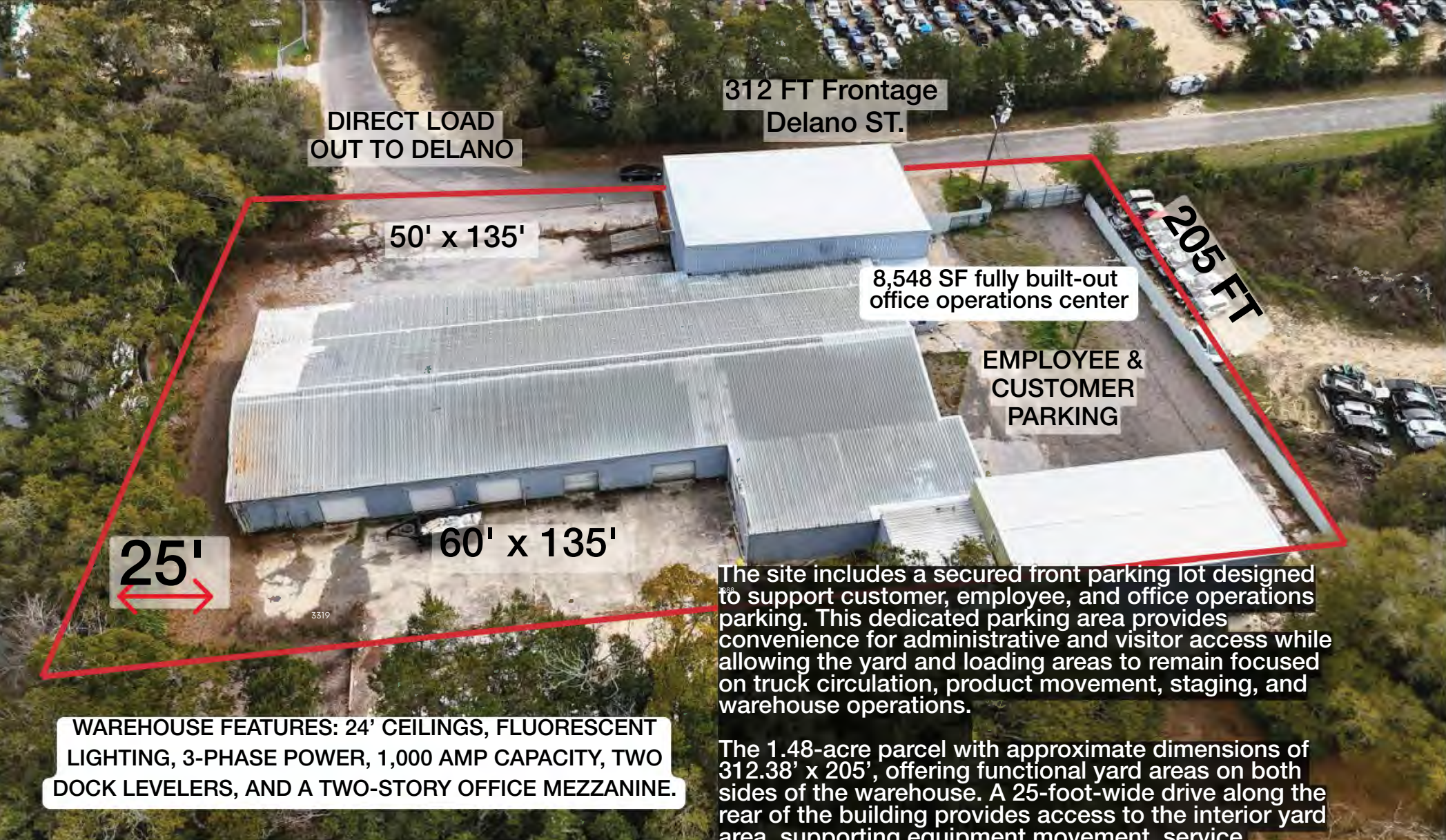
Designed for movement, built for efficiency.



Rare Pensacola industrial opportunity featuring 28,092 SF of warehouse space on 1.48 acres with 24-foot ceilings, 14 loading positions, 9 dock-high bays, 5 grade-level roll-up doors, and fully built-out office space. Positioned in Pensacola's industrial corridor, the property offers strong truck access, efficient site circulation, and connectivity to major regional routes. Ownership may consider tenant improvements for qualified tenants

Warehouse Leasing Highlights

- 1,000 AMP capacity
- Two dock levelers
- New HVAC systems
- Foam insulation for added efficiency
- 8 restrooms throughout the complex
- 12 offices, Kitchen, Reception, Employee breakroom area
- Strong truck circulation and maneuverability
- Located within Pensacola's industrial corridor
- Tenant improvements considered for well-qualified tenants
- 27,736 SF industrial warehouse facility
- 1.48-acre site
- Clear-span warehouse layout
- 24-foot ceiling height
- Fluorescent lighting throughout warehouse
- Two-story office mezzanine within warehouse space
- Fully built-out office/operational support areas
- 9 high-bay loading positions
- Grade-level roll-up doors
- 3-phase power



**DIRECT LOAD
OUT TO DELANO**

**312 FT Frontage
Delano ST.**

50' x 135'

**8,548 SF fully built-out
office operations center**

205 FT

**EMPLOYEE &
CUSTOMER
PARKING**

25'

60' x 135'

**WAREHOUSE FEATURES: 24' CEILINGS, FLUORESCENT
LIGHTING, 3-PHASE POWER, 1,000 AMP CAPACITY, TWO
DOCK LEVELERS, AND A TWO-STORY OFFICE MEZZANINE.**

The site includes a secured front parking lot designed to support customer, employee, and office operations parking. This dedicated parking area provides convenience for administrative and visitor access while allowing the yard and loading areas to remain focused on truck circulation, product movement, staging, and warehouse operations.

The 1.48-acre parcel with approximate dimensions of 312.38' x 205', offering functional yard areas on both sides of the warehouse. A 25-foot-wide drive along the rear of the building provides access to the interior yard area, supporting equipment movement, service access, and operational flow around the facility.

The site includes an interior yard measuring approximately 60' x 130' and a front yard area measuring approximately 135' x 50', providing valuable outdoor space for staging, parking, equipment storage, fleet use, or tenant-specific operational needs with loading capacity offsetting directly to Delano St.

Disclaimer:

Information is believed to be reliable but is not guaranteed. All information is subject to errors, omissions, prior sale or lease, change in price or terms, and withdrawal without notice. Prospective users should independently verify all information.



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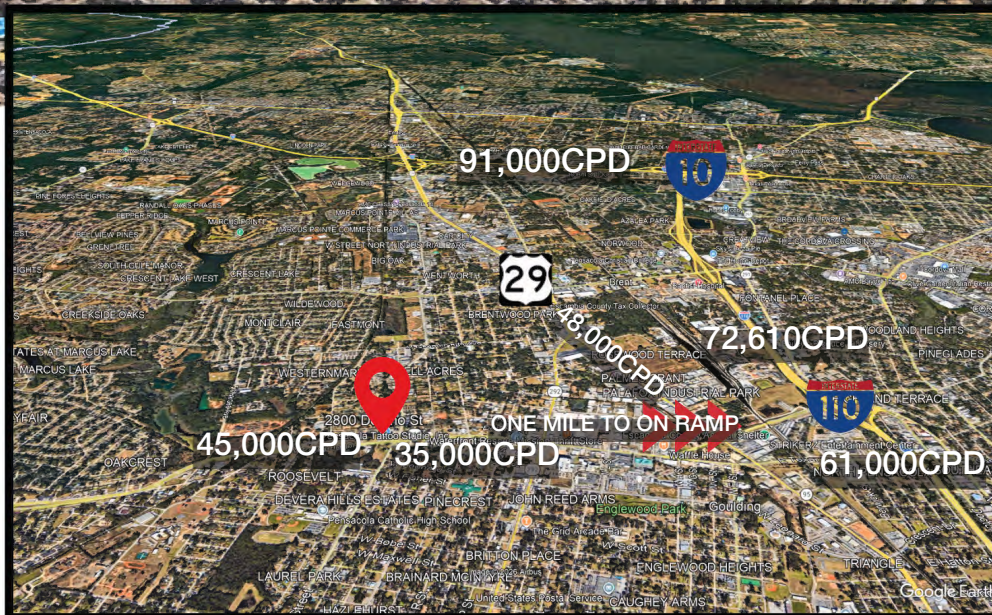
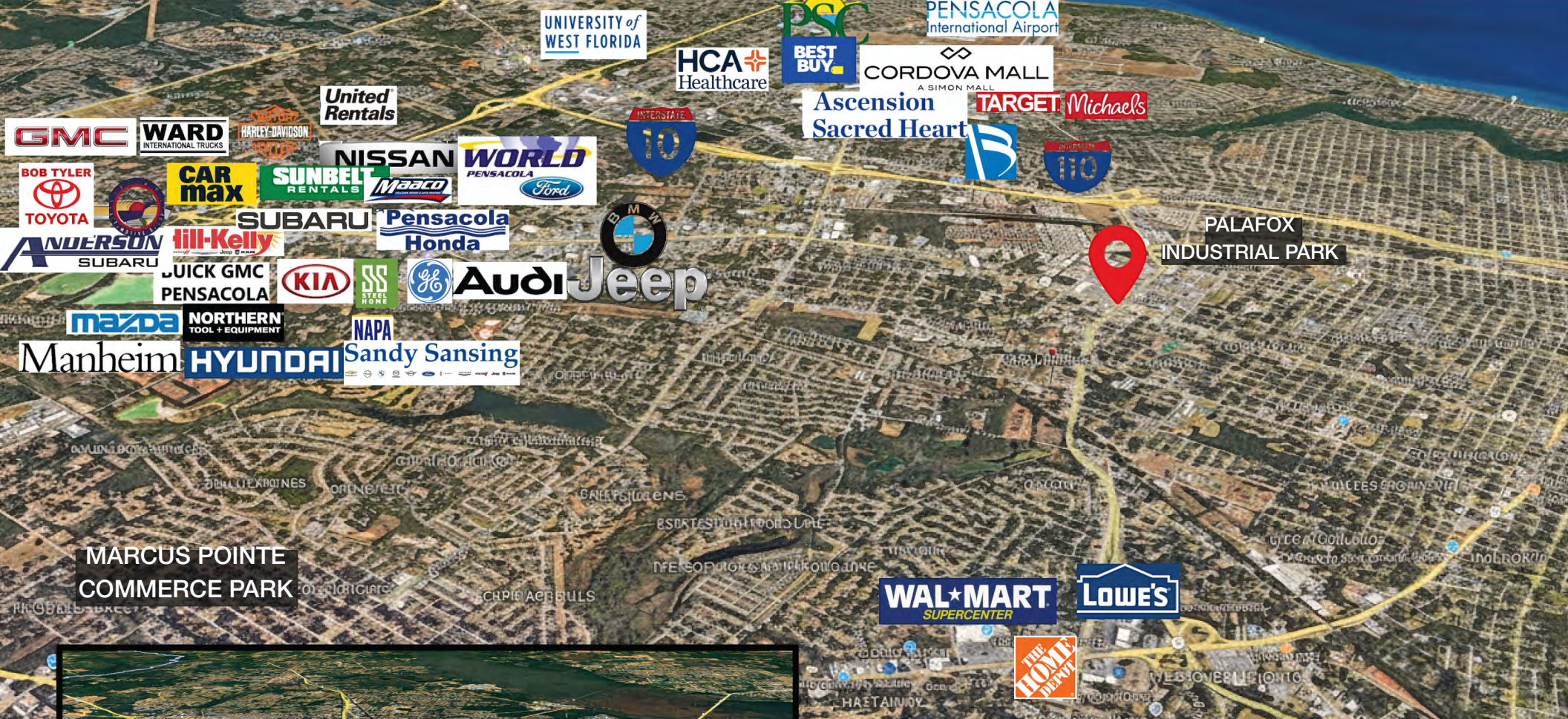
In addition to its loading and yard capabilities, the property includes a secured front parking lot for customer and employee parking. This creates a functional separation between office/visitor access and the industrial yard areas, supporting safer circulation, improved site organization, and efficient daily operations.

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2800 Delano Street supports efficient product movement with direct loading access onto low-traffic Delano Street, allowing users to move trucks in and out of the site with minimal congestion. The property is located approximately one mile from the I-110 on-ramp, where traffic counts reach 61,000 vehicles per day at the ramp and increase to 72,610 vehicles per day beyond the ramp, providing immediate north-south connectivity. From I-110, users have direct access to I-10, with eastbound connections toward Tallahassee and westbound connections toward Mobile, Alabama, where interstate traffic increases to approximately 91,000 vehicles per day. The site is also convenient to the Highway 29 commercial corridor, providing access to Car City, regional retailers, automotive users, and Pensacola's broader commercial and industrial network.