

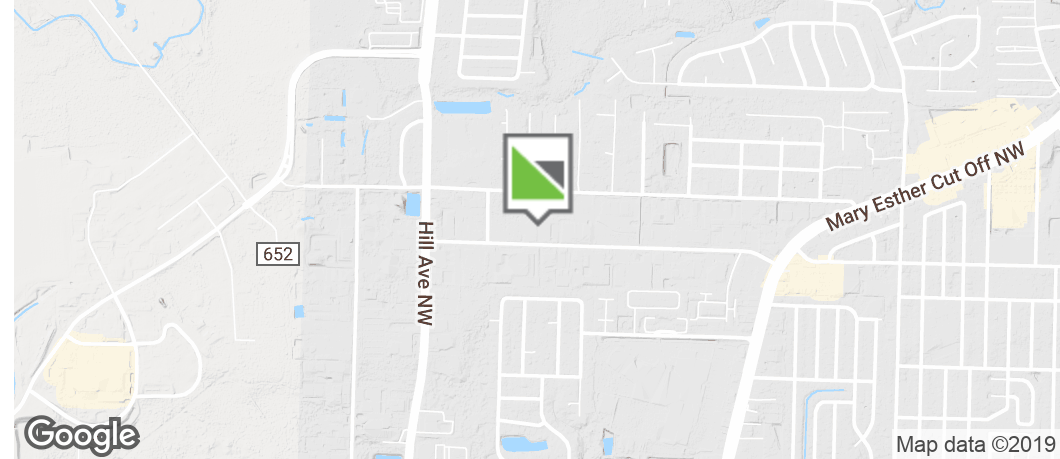
BLAKE WAREHOUSE PARK

155 Blake Ave , Fort Walton Beach , FL 32548

INDUSTRIAL PROPERTY FOR LEASE

TAYLORALLEN
P R O P E R T I E S

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	19,500 SF
Available SF:	9,750 - 19,500 SF
Lot Size:	5.8 Acres
Year Built:	2019
Zoning:	Industrial
Market:	Okaloosa County
Submarket:	Fort Walton Beach

PROPERTY OVERVIEW

Rare Build to Suit Opportunity: 9750sf to 19,500sf of Industrial space available in the Fort Walton Beach Commerce & Technology Park. This property is located conveniently near Hurlburt Field, Eglin AFB and numerous aerospace/ defense contractors servicing government contracts. All site work is complete with utilities in place, pricing dependent on Tenant needs.

PROPERTY HIGHLIGHTS

- Build To Suit
- Pad Ready Site
- Flexible Building Sizes
- 3 Phase and Gas Available

For More Information:

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ADDITIONAL PHOTOS

TAYLORALLEN
PROPERTIES



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The site plan shows a property bounded by Anchors Street, N.W. (80' Right-of-Way) to the south. The property contains two large rectangular warehouses, each labeled 'WAREHOUSE 9,750 SF' and measuring 150.0' by 65.0'. A central corridor, 15.0' wide, connects the two warehouses. To the south of the warehouses is a parking area with two rows of spaces: '9 SPACES 15' X 18' = 135.0'' and '10 SPACES 15' X 18' = 150.0''. A 'RETENTION POND' is located between the parking area and the south property line. The plan includes various setbacks and dimensions: 100.0' setbacks on the north and east sides; 22.0' setbacks on the west side; 5' concrete sidewalks along the warehouse perimeters and parking areas; 6' chain link fences along the east and south boundaries; and 2' stop bars at the south property line. Specific dimensions for setbacks and easements are provided at the bottom: N87°24'00"W 384.45' (D) and N87°22'06"W 384.57' (F). The plan also shows a 'FLAT CURB' and '5' CROSSWALK' areas near the retention pond.

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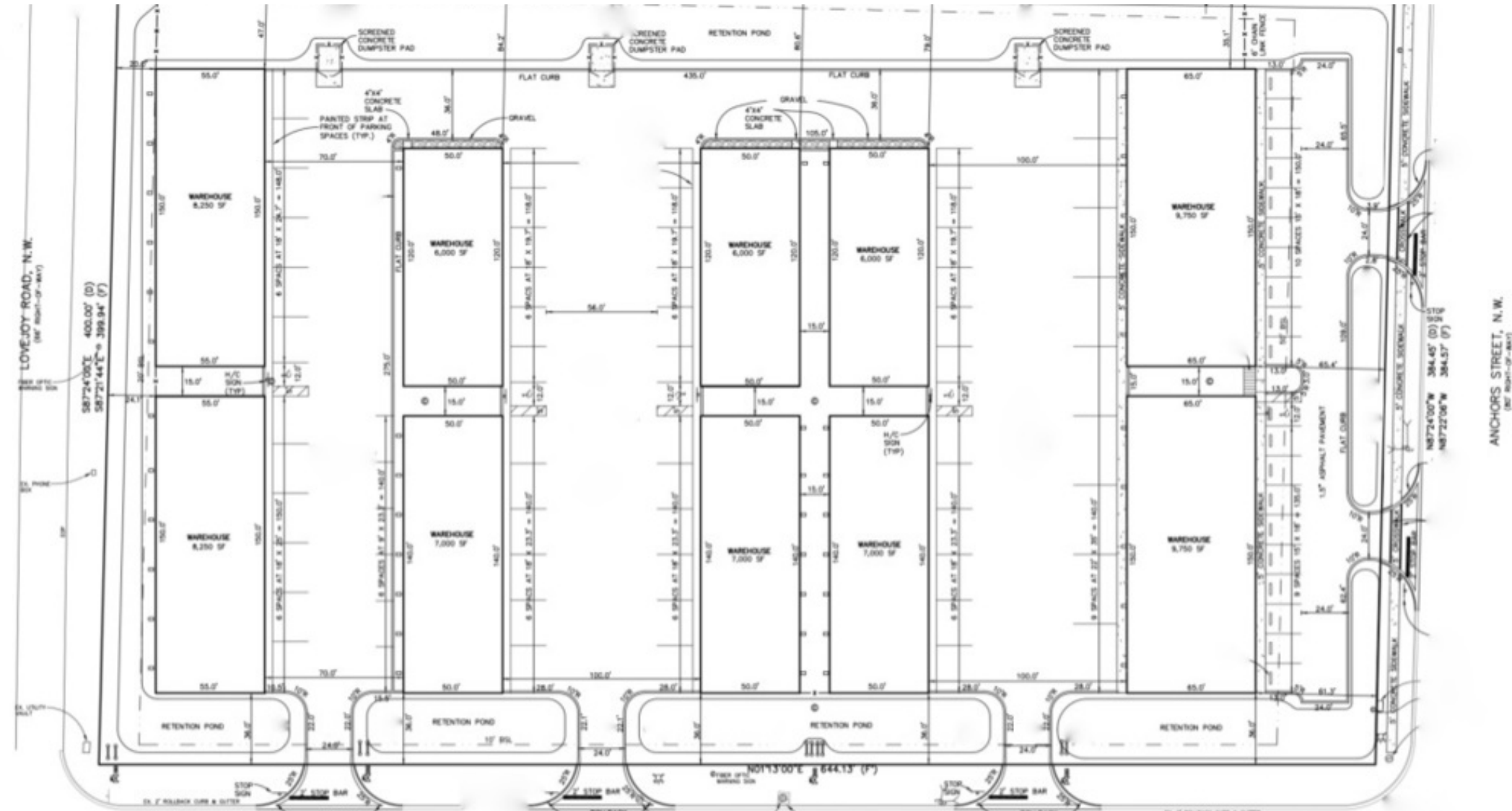
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COMPLEX SITE PLAN

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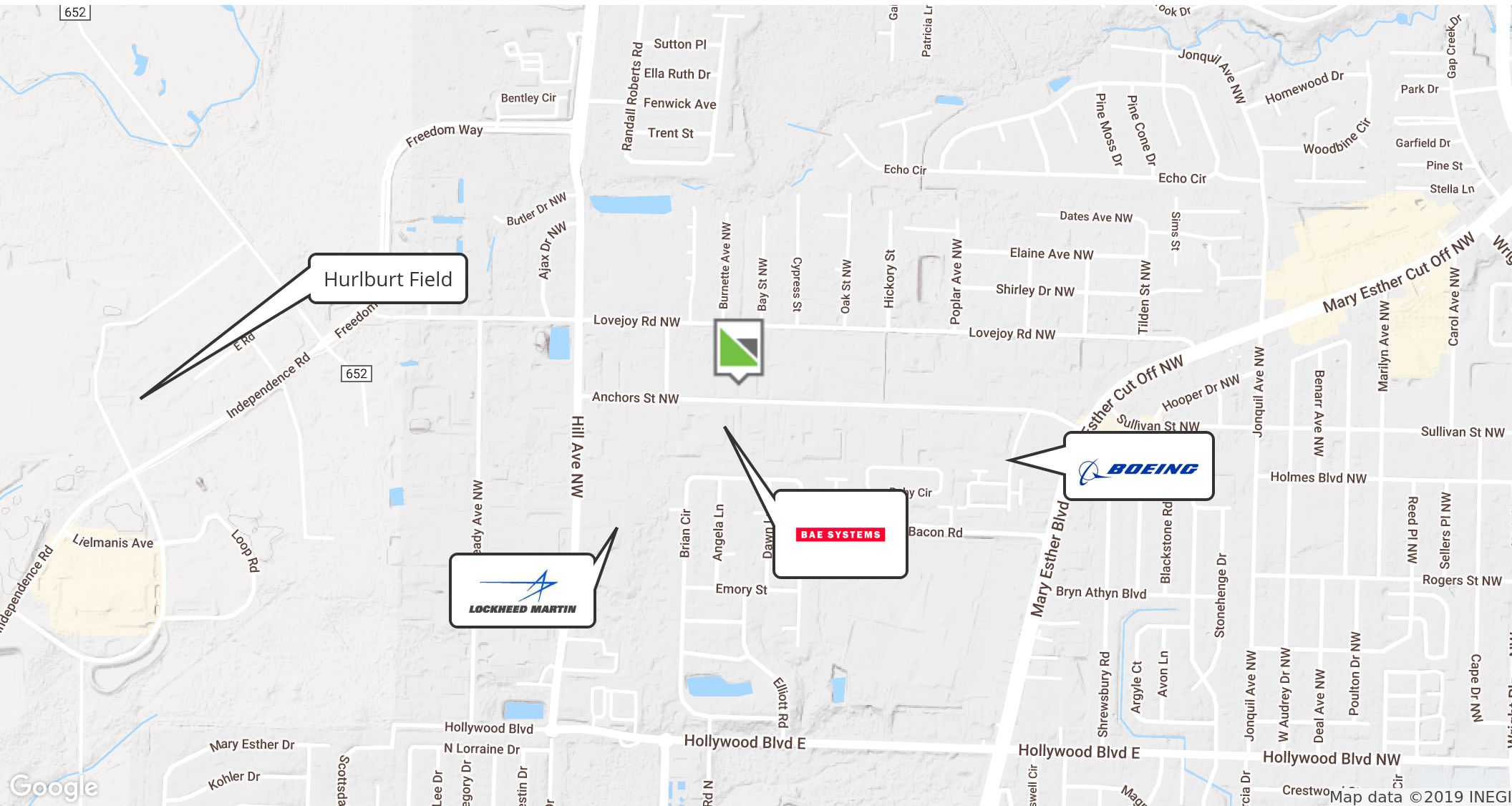
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RETAILER MAP

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ADVISOR BIO 1



CHAD KNAEPPLE, CCIM, SIOR

Executive Director

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PROFESSIONAL BACKGROUND

Chad Knaepple is the Executive Director of Commercial Sales and Leasing for Taylor Allen Properties who specializes in sales and leasing of office/ warehouse and income producing properties. With over a fifteen years of industry experience, he discovered his passion for real estate during his span in residential sales with Linda Watson Realty. Chad has been a Licensed Realtor in the State of FL since 2003 and has focused solely on commercial sales and leasing since 2011. In 2013, Chad teamed up with his wife and business partner Jennifer to establish Taylor Allen Properties. In 2016 Chad sold over 100,000 SF and leased over 45,000 SF of improved commercial property and was involved in multiple vacant commercial land transactions. Mr. Knaepple currently serves on multiple boards and committees holding the position of Commercial Director for Emerald Coast Association of Realtors, 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

CCIM SIOR

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