

FOR SALE – Refurbished Warehouse & Multi-Use Commercial Property

3524 Garcon Point, Milton, FL 32583



Property Overview

This expansive refurbished warehouse offers unmatched versatility for storage, distribution, light manufacturing, or specialized commercial use. Sitting on approximately 8 acres of mostly fenced land, the property combines 41,000 sq. ft. of building space with exceptional infrastructure upgrades and bonus RV accommodations — making it a rare and valuable find. Additional 8 acres of adjoining land is also available.

Key Features

- 41,000 sq. ft. metal building with approx. 4,000 sq. ft. air-conditioned space, concrete floors.
- 2 Restrooms (one with shower)
- Three Bay Doors on east side for easy loading/unloading. One is 16 feet.
- West side and rear west section built with new filled concrete block for durability
- Completely replumbed water lines & new well installed
- Mediacom 300 Band Internet
- 600 AMP 3-Phase Power for high-demand operations
- 2 Septic Systems (9 tanks total) with large drain field (approx. ½ acre)
- 3 Grinder Pumps for waste management
- Most of property fenced & gated for security

RV Sites & Additional Land

- 6 RV Sites with water, sewer, and 50 AMP electric
- 4 Sites individually metered

- Level gravel pads, perfect for long-term or transient occupancy
- 8 acres total — additional 8 acres zoned agricultural could also be purchased.
- Pond on property offering aesthetic appeal or potential use
- Two wells (one requires pump)

Site Improvements

- Approx. 7 acres cleared and cleaned with fresh gravel drives
- Upgraded utility infrastructure for heavy use
- West & rear block wall construction for enhanced protection

Location Advantages

Situated in Milton, Florida, with quick access to major transportation routes. Ample land for expansion or additional development. Peaceful surroundings just a quarter of mile from I-10.

Potential Uses

- Distribution & Logistics Hub
- Light Manufacturing Facility
- RV Storage / Service Business
- Agricultural or Mixed-Use Development
- Event / Equipment Storage Space

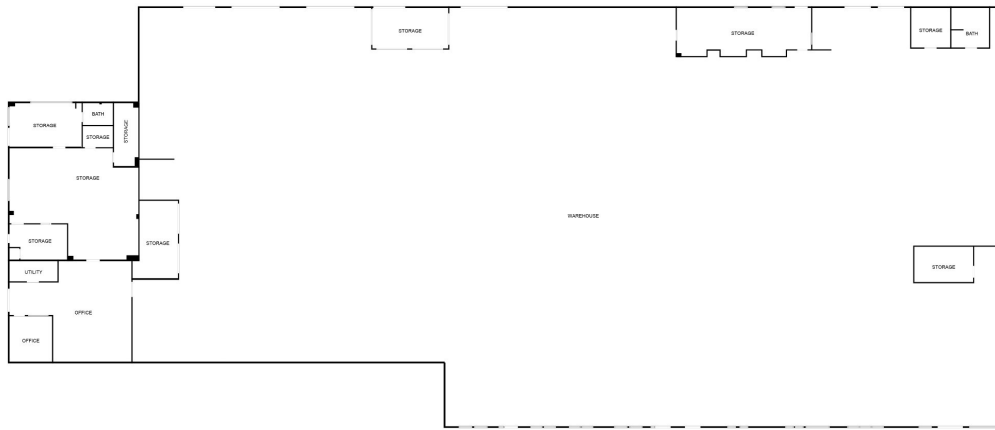
Financing Opportunity

- Possible owner financing with acceptable price and terms.


Growth

- 44 Acre Distribution Warehouse Being constructed directly across the road
- County will be installing sewer lines.
- Road to be widened.

Floor Plan



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

 **Contact for Viewing Appointments**
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