

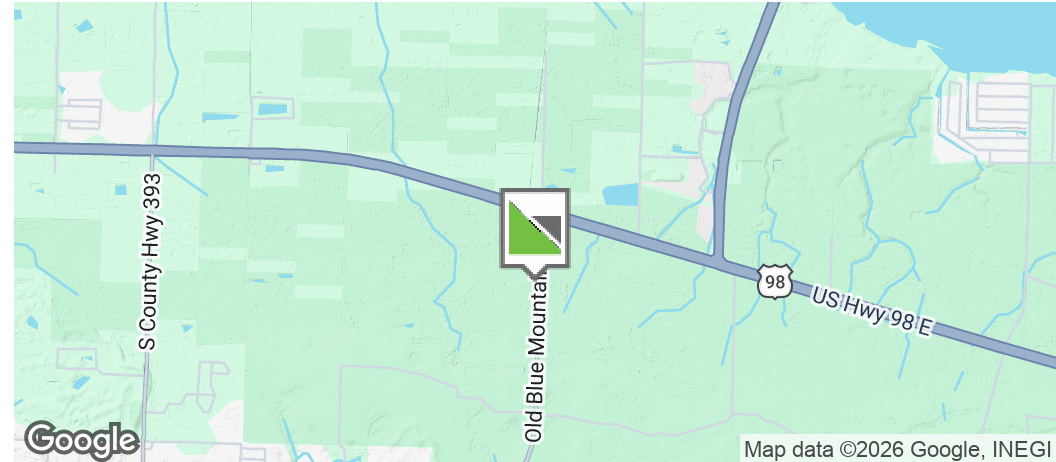
TWENTY FATHOMS BUSINESS PARK

316, South Co Hwy 83, Santa Rosa Beach, FL 32459

INDUSTRIAL PROPERTY FOR LEASE

TAYLORALLEN
PROPERTIES

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	1600
Lease Rate:	\$19 SF/yr (MG)
Lot Size:	10.0 Acres
Year Built:	2020
Building Size:	11,200
Zoning:	Light Industrial
Market:	Beaches of South Walton

PROPERTY OVERVIEW

Twenty Fathoms Business Park is an up-scale light industrial development in Santa Rosa Beach, FL located south of Hwy 98 on Blue Mountain Beach Rd. These office/ warehouse units have 18ft eave heights, 12x14 overhead doors and sky lights.

PROPERTY HIGHLIGHTS

- Office/ Warehouse
- Between Hwy 98 & 30A
- \$4.15 per sf CAM Fees

For More Information:

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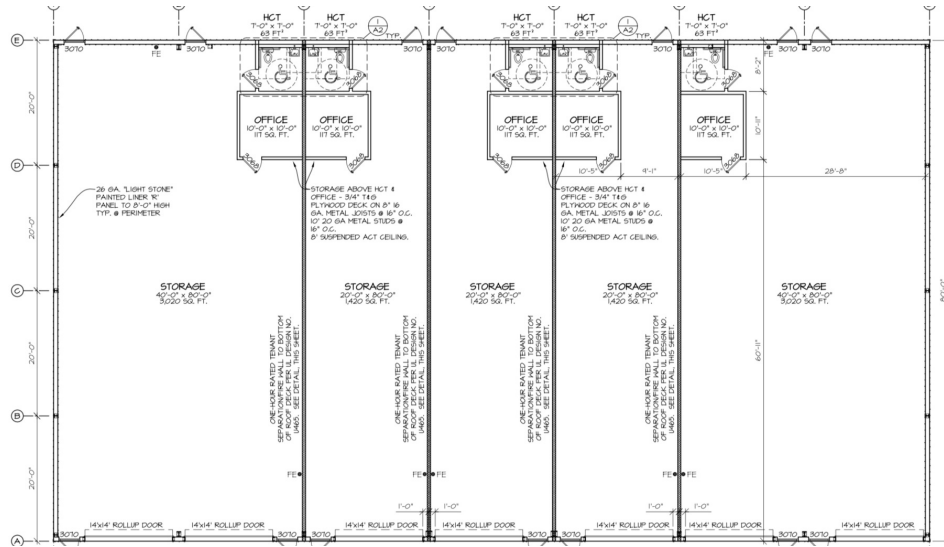
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ADDITIONAL PHOTOS

TAYLORALLEN
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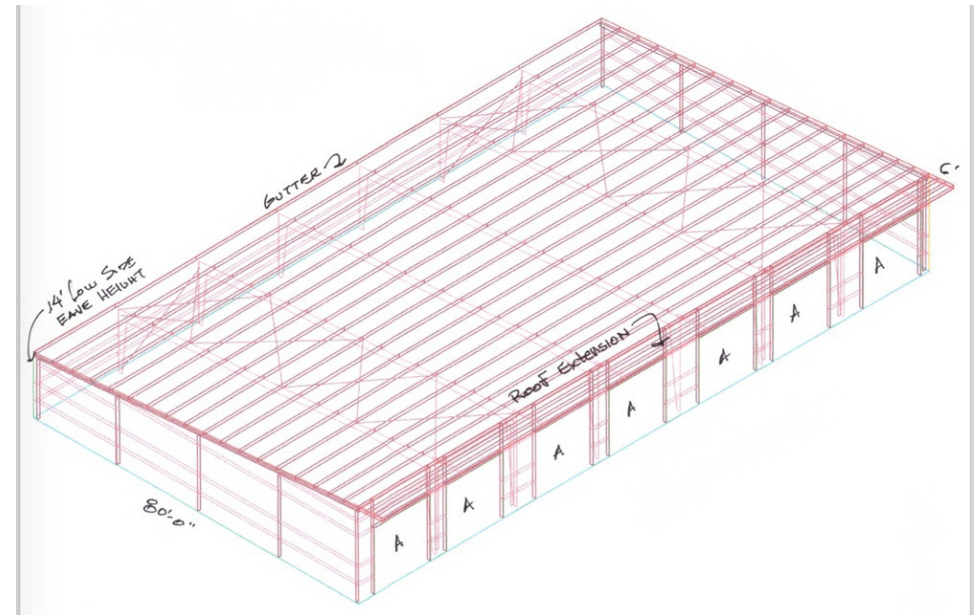
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TAYLORALLEN
P R O P E R T I E S

AVAILABLE SPACES

LEASE TYPE		Modified Gross	LEASE SPACE		1600-SF
LEASE TERM		3 Years	LEASE RATE		\$19 SF/yr

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Building T Unit D	Available	1,600 SF	Modified Gross	\$19.00 SF/yr



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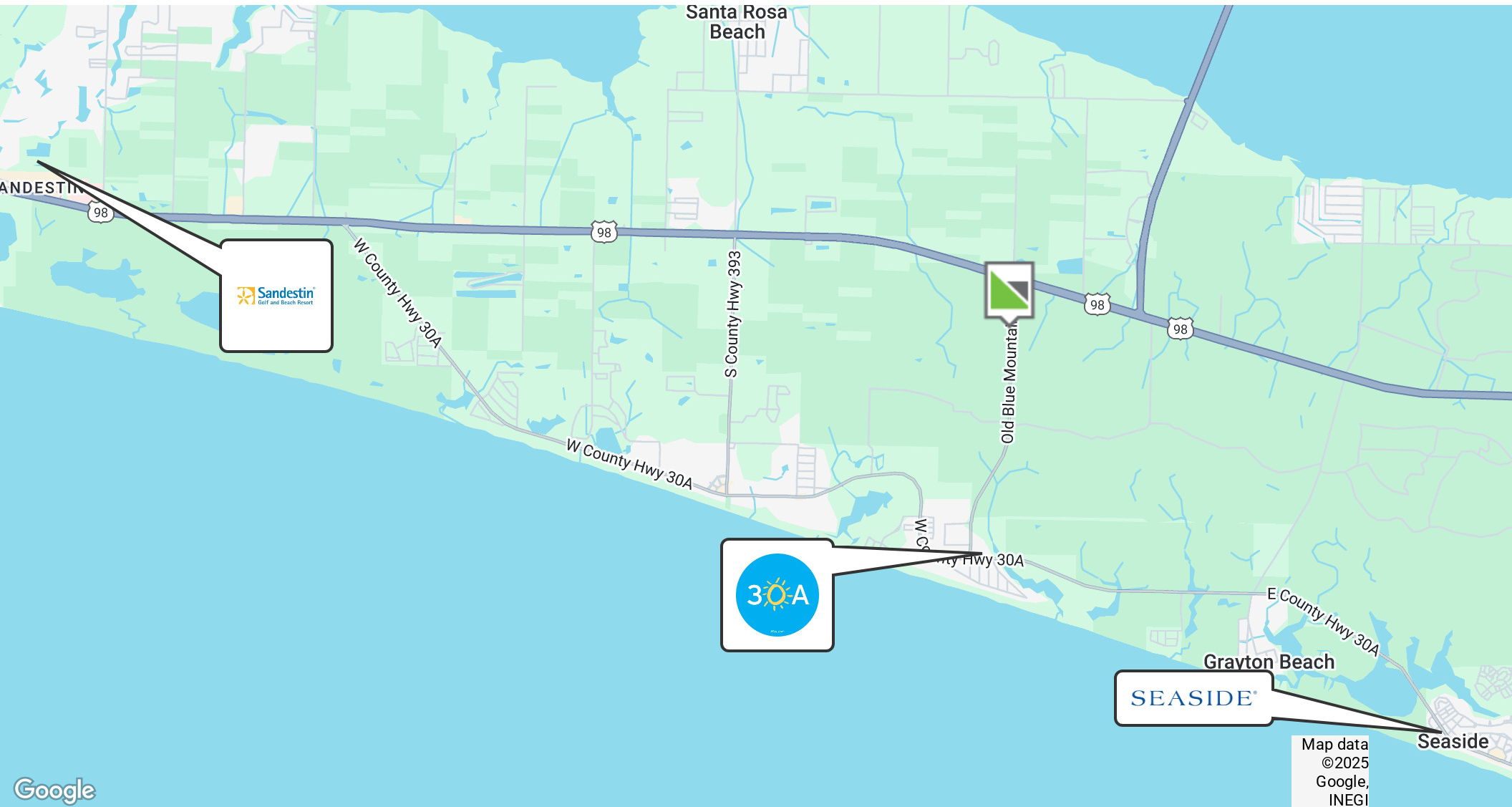
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LOCATION MAP

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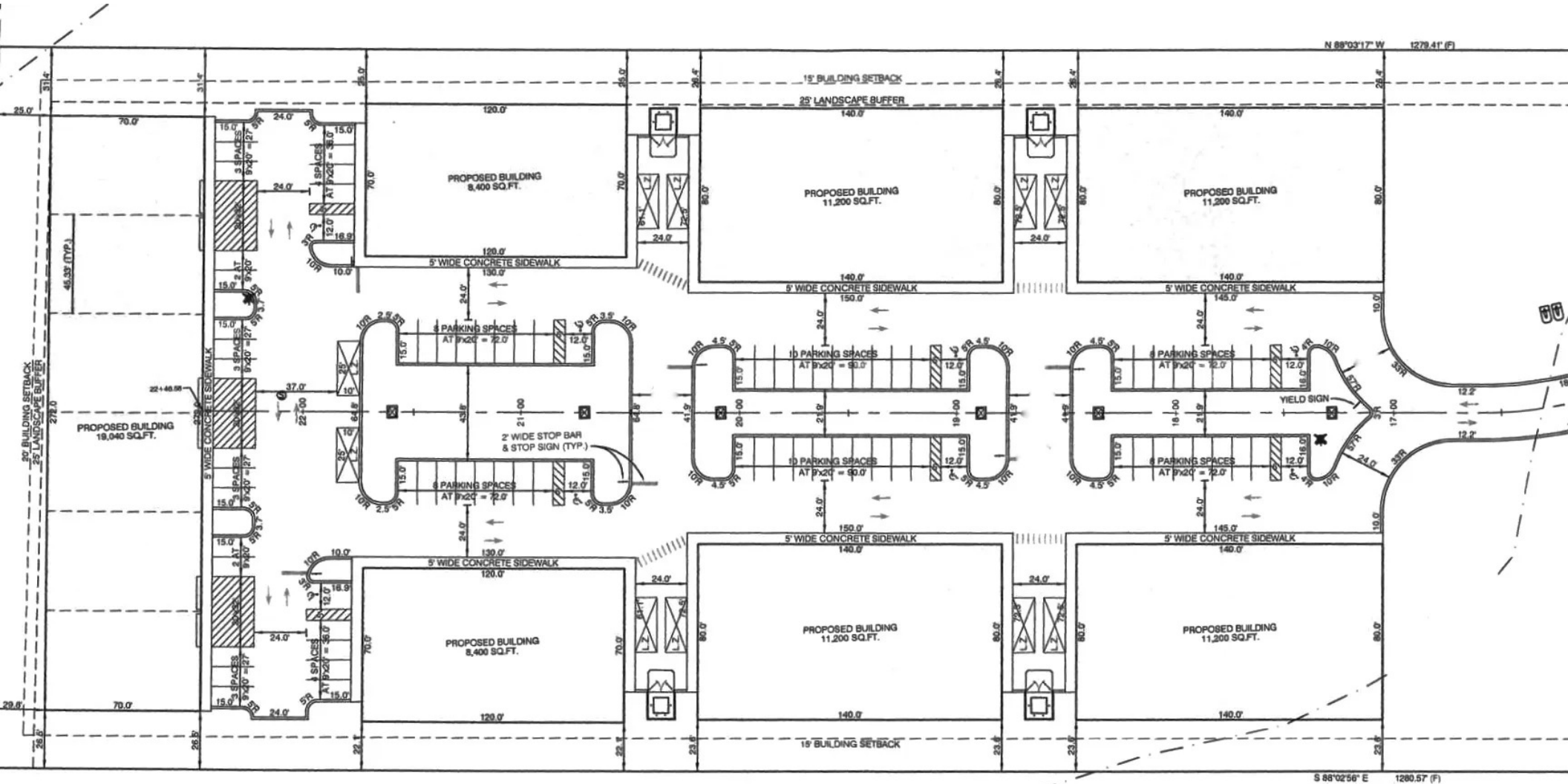
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INDUSTRIAL PROPERTY FOR LEASE

SITE PLAN

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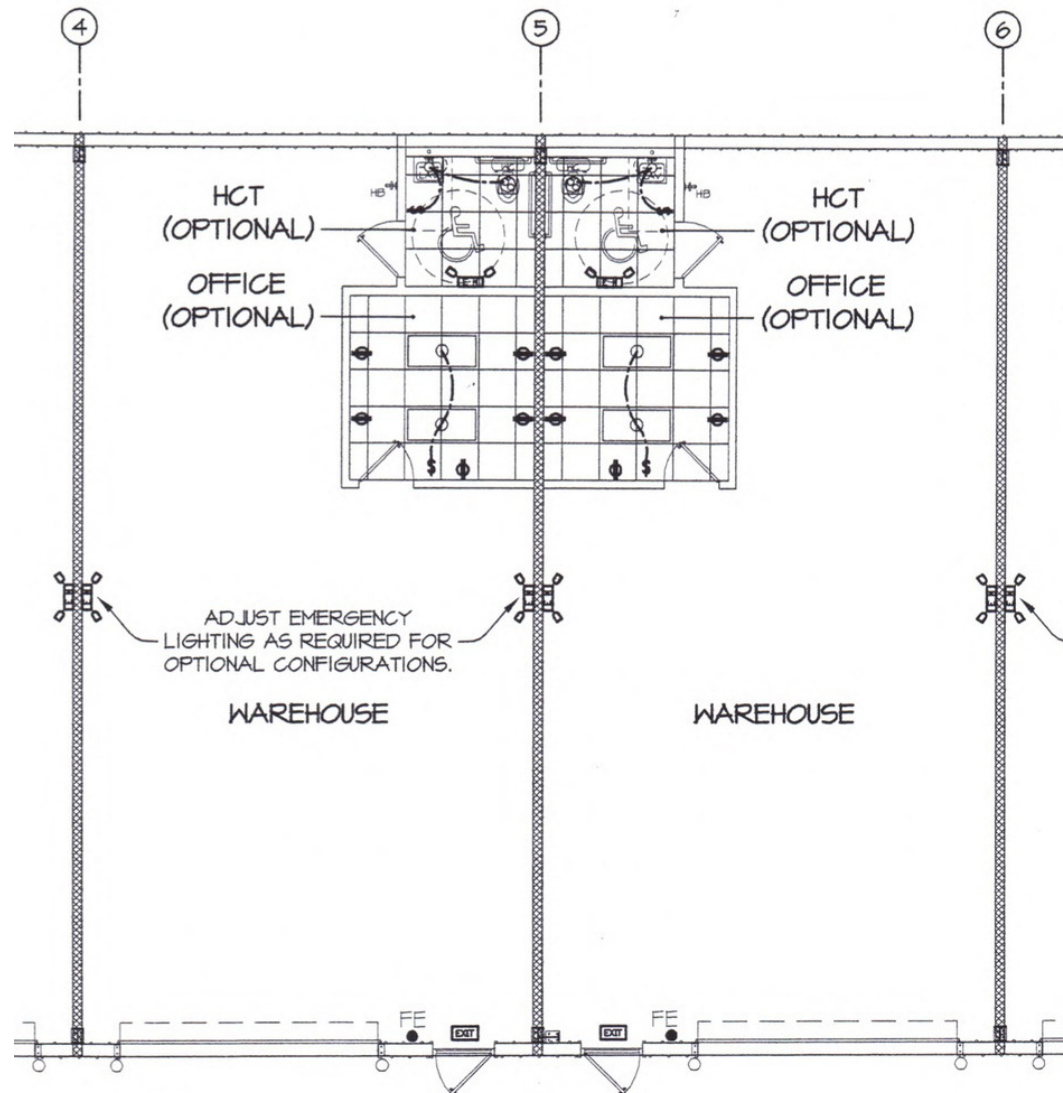
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INDUSTRIAL PROPERTY FOR LEASE

TAYLORALLEN
P R O P E R T I E S

1600SF UNIT LAYOUT



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CHAD KNAEPPE, CCIM, SIOR

Executive Director



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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 2019, 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

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