

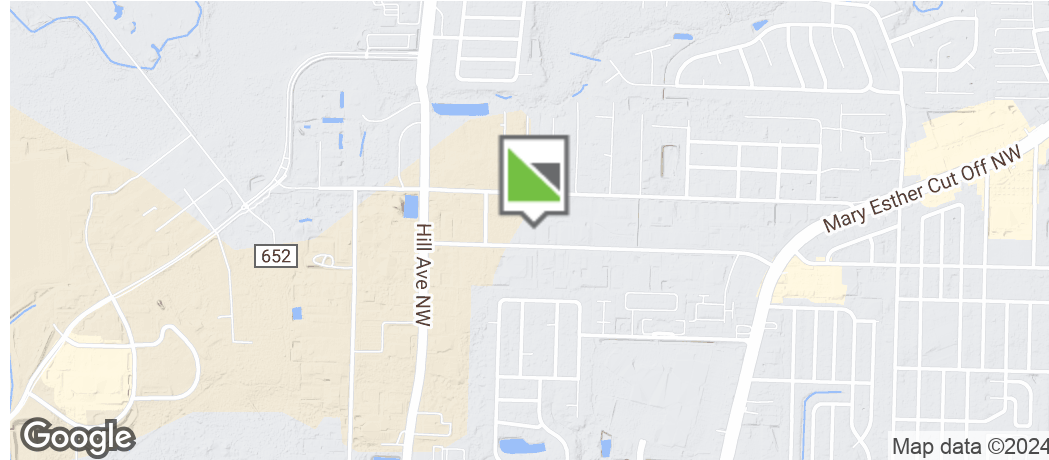
# BLAKE WAREHOUSE PARK

155 Blake Ave , Fort Walton Beach , FL 32548

INDUSTRIAL PROPERTY FOR LEASE

## EXECUTIVE SUMMARY

**TAYLOR**ALLEN  
P R O P E R T I E S



## 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

**TAYLOR**ALLEN  
PROPERTIES



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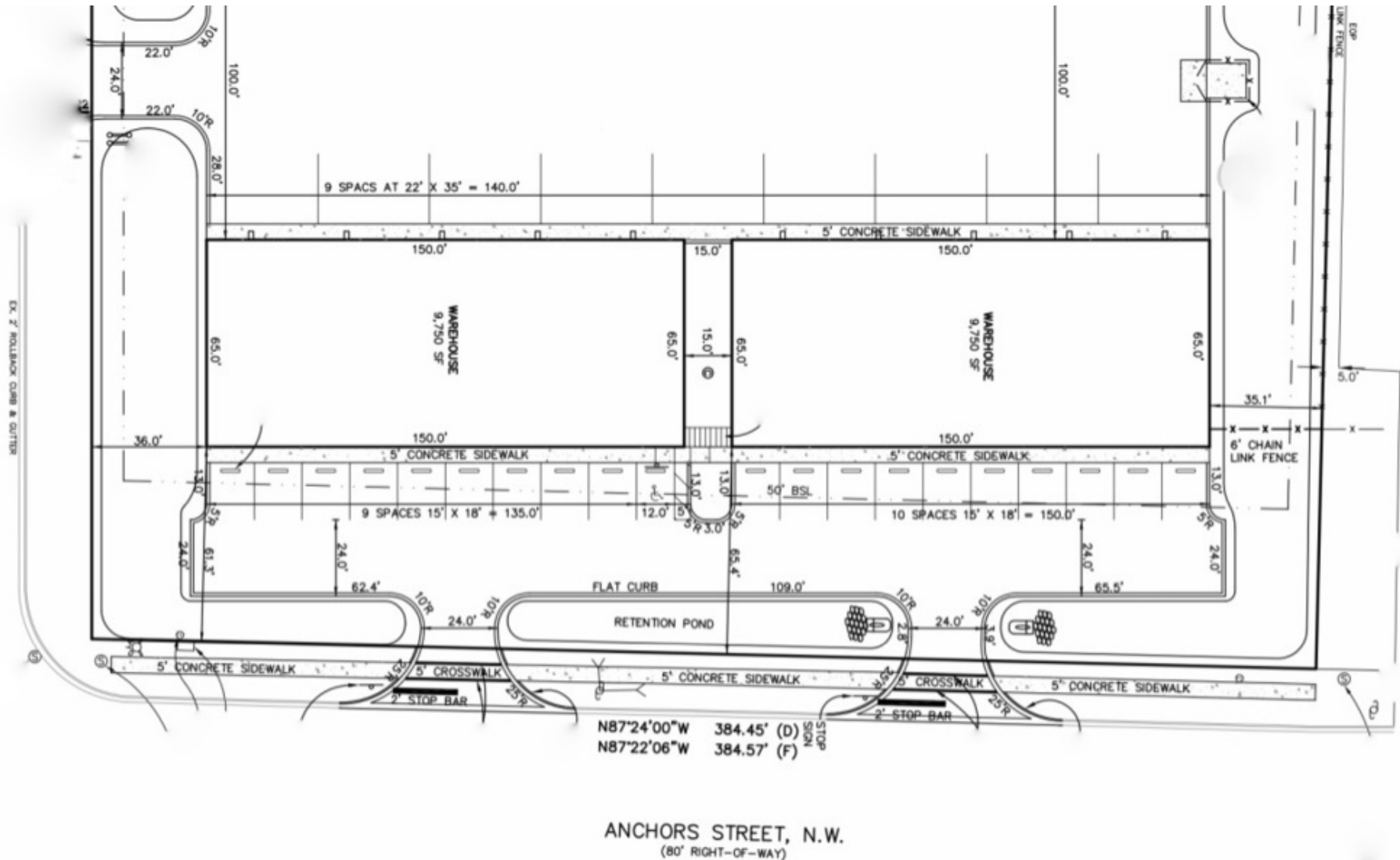
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## BUILD TO SUITE SITE PLAN

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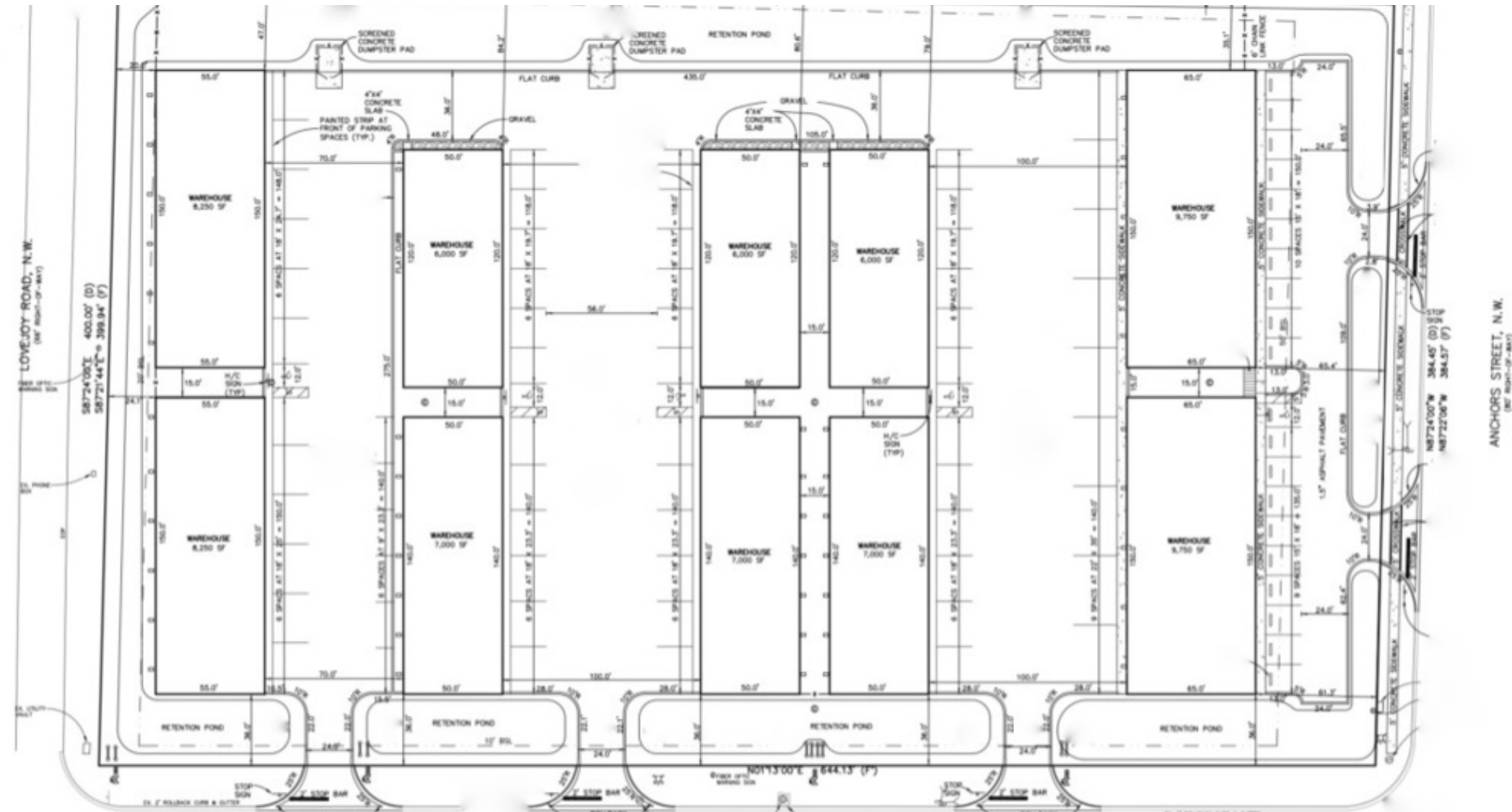
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## COMPLEX SITE PLAN

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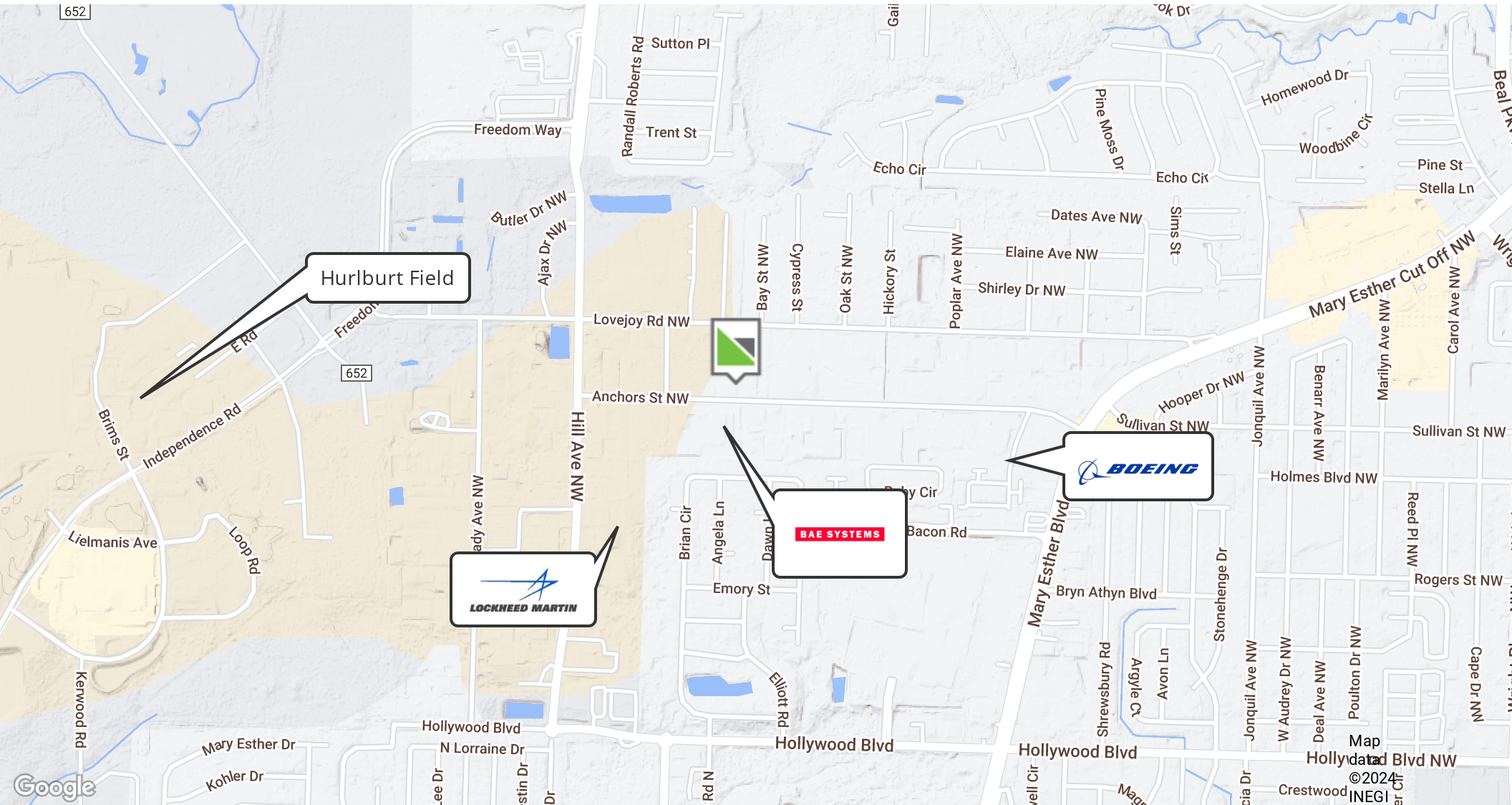
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## RETAILER MAP

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## ADVISOR BIO 1



### CHAD KNAEPPLE, CCIM, SIOR

Executive Director

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**Direct:** 850.687.4075

FL #SL3050854

## 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

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