

For Lease

High-function industrial space for high-volume operations.

NAIPensacola
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



Office - 1,616 SF
Warehouse 26,974 SF
Dock High
Roll Ups
26' Peak
Heavy Power

7801 Sears Blvd. | Pensacola, FL.



NAI PENSACOLA

24 W. Chase St/ Suite 100
Pensacola, FL 32502
850 433 0577

John Griffing ALC CRE SIOR **Cameron Cauley , MICP, CCA, SIOR**

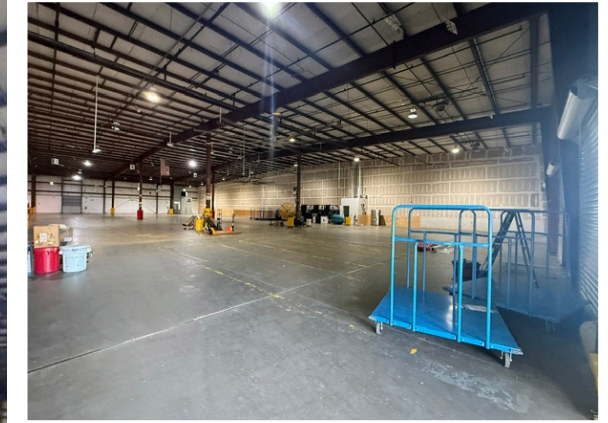
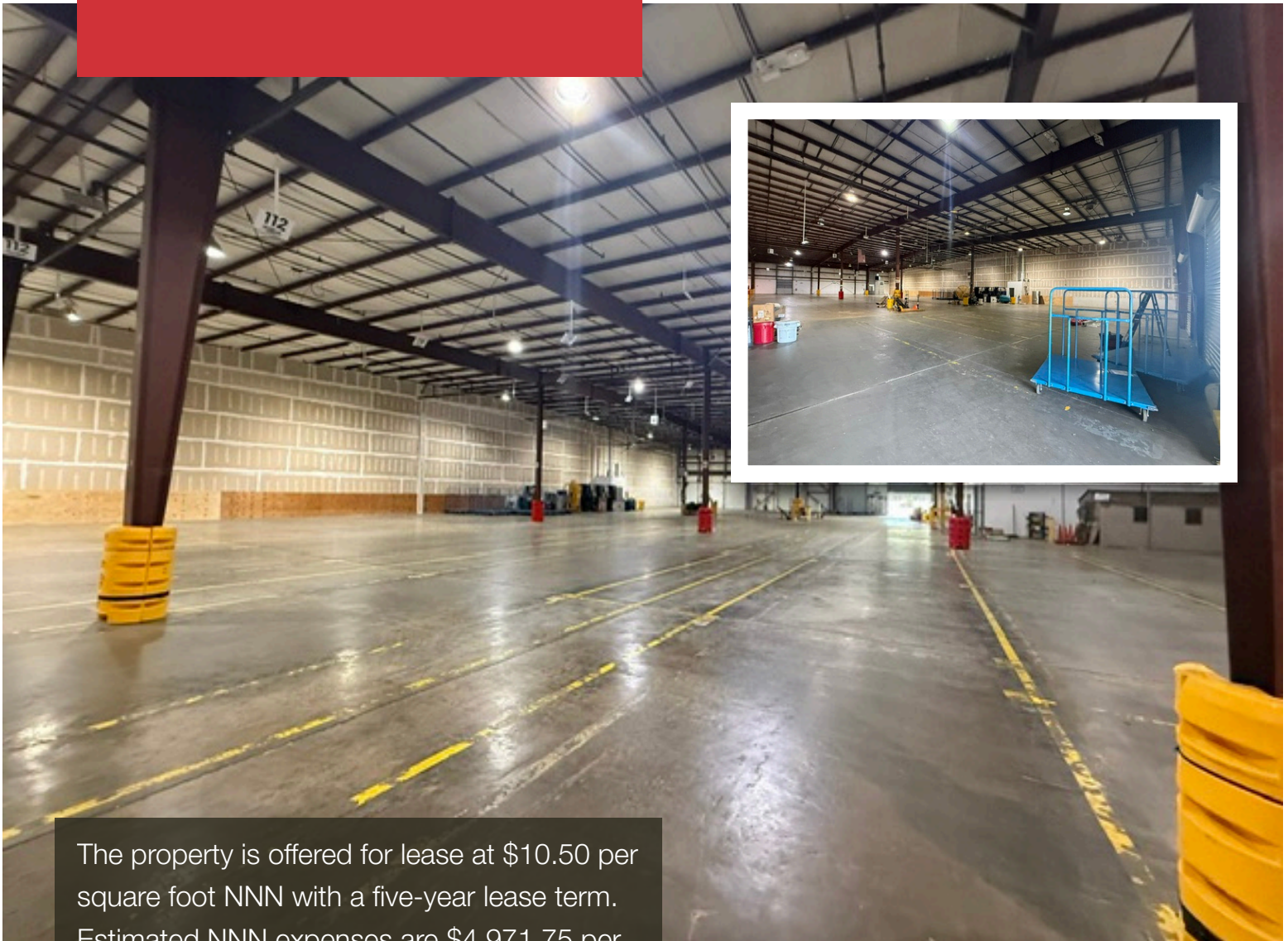
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Seven docks. Rail access.
Serious industrial capability.

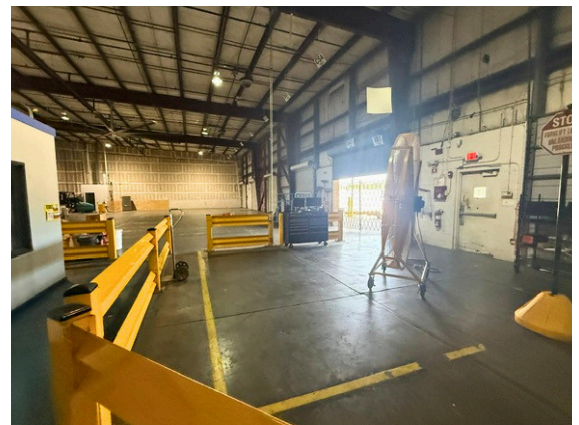
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The property is offered for lease at \$10.50 per square foot NNN with a five-year lease term. Estimated NNN expenses are \$4,971.75 per month, resulting in an estimated total monthly lease rate of \$29,830.50.

Lease Description

- Approximately 28,410 SF total
- Offered at \$10.50 PSF NNN
- Five-year lease term
- Est. total monthly cost: \$29,830.50



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24. W. Chase St

25. Pensacola, FL 32502

850 433 0577

Ideal for 3PL, logistics, distribution, shipping, and warehousing



7801 Sears Blvd. Unit D

Price

**\$10.50 PSF
+ NNN**

Square Footage

28,410

Building Type

**106,814 SF
Industrial**

Property Highlights

- Approximately 28,410 SF total
- 26,794 SF warehouse
- 1,616 SF renovated office
- Seven dock-high loading positions
- Dock levelers or EODs at all seven docks
- Five 12' x 12' roll-up doors
- Two rear roll-up doors with access to the rail spur
- 24' eave height
- 26' peak height
- Grade-level ramps
- Covered loading canopy
- Two installed warehouse fans
- Fully sprinklered fire-suppression system
- Shop restroom
- Two private executive offices
- Three cubicle workstations
- Two private office restrooms
- Dedicated IT closet with mini-split HVAC
- Renovated office with new appliances and LVP flooring
- Exceptionally well maintained by the previous tenant, Costco
- Located in established Sears Industrial Park
- Nearby industrial users include BlueWind Technology, Hinkle Metals & Supply, and Builders Specialty Supply

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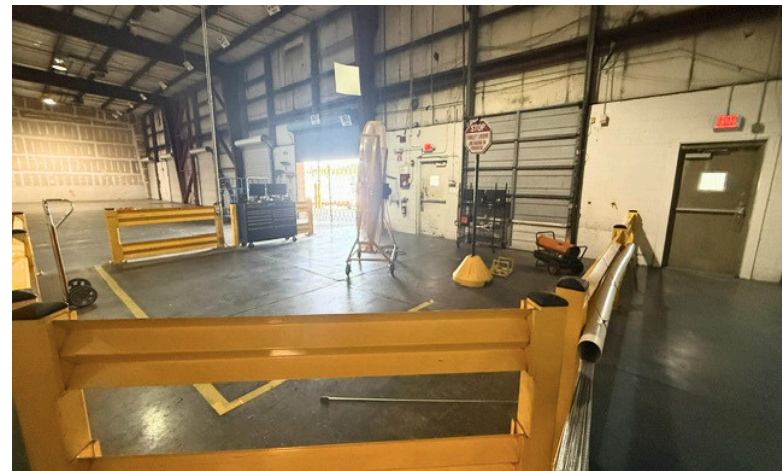
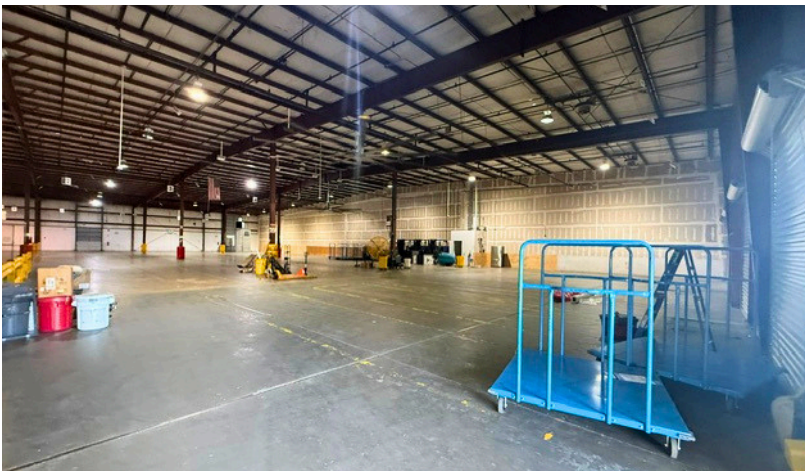
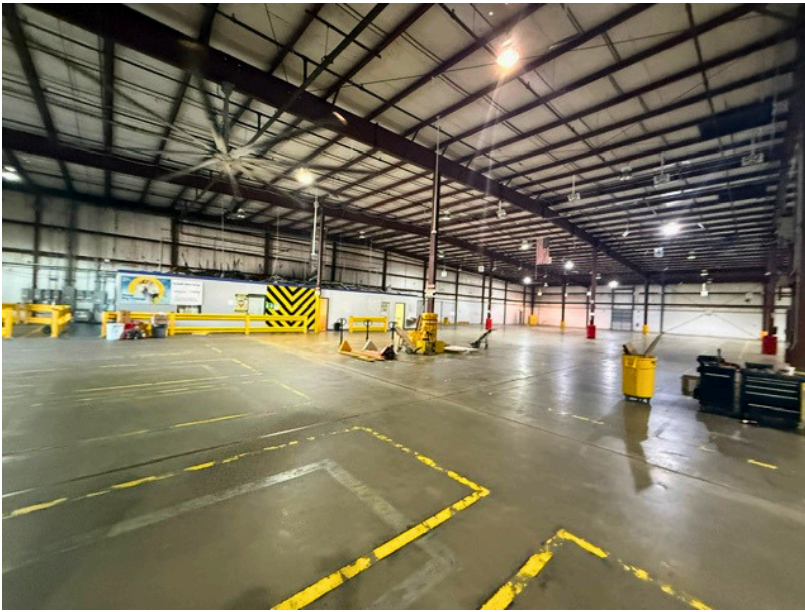
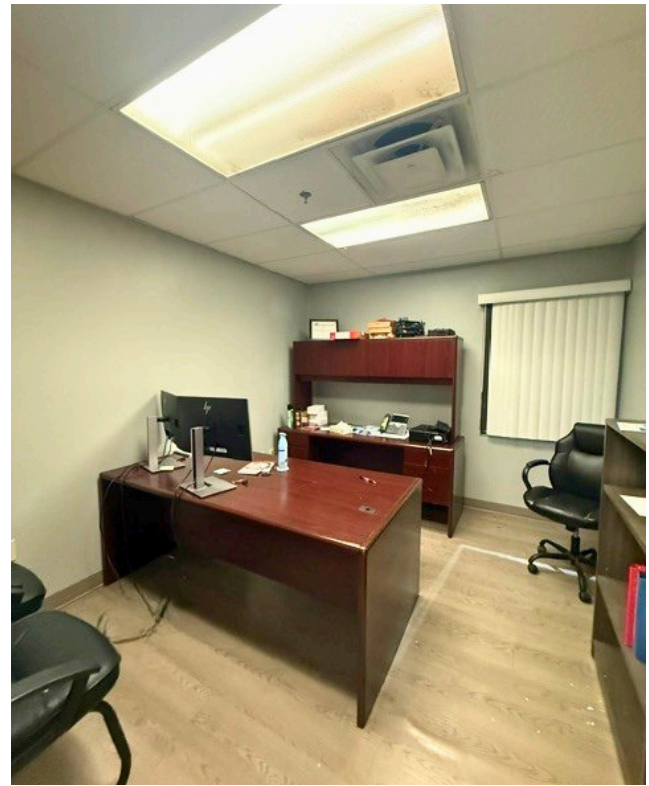
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Move in. Gear up. Get to work.

7801 Sears Blvd. Pensacola, FL



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