

CONFIDENTIAL OFFERING MEMORANDUM



	5 Miles	10 Miles	15 Miles
Total Households:	8,902	22,543	45,238
Total Population:	19,785	50,928	106,677
Average HH Income:	\$104,542	\$101,738	\$100,153

57,328 SF Warehouse Distribution Center

17684 Cordova Pl, Panama City Beach, FL 32413

NEIL C. JONES, SIOR

Broker
850.258.8971
njones@rrcre.com





57,328 SF WAREHOUSE DISTRIBUTION CENTER

17684 Cordova Pl, Panama City Beach, FL 32413

INDUSTRIAL PROPERTY FOR LEASE



OFFERING SUMMARY

Lease Rate:	\$14 SF/yr (NNN)
Building Size:	57,328 SF
Available SF:	57,328 SF
Lot Size:	196,145 SF
Number of Units:	1
Year Built:	2020
Zoning:	M-1
Market:	West PCB, West Bay, 30-A
Submarket:	Walton County

PROPERTY OVERVIEW

57,328 SF including 5,200 SF of finish office and showroom on 4.5 acre site centrally located on the corner of Griffin Blvd and Cordova Place in Beach Commerce Park., Panama City Beach Florida

PROPERTY HIGHLIGHTS

- 57,328 SF
- 5,200 SF Finished Office and Showroom
- 4.5 acre site
- Move in June 15, 2026
- Beach Commerce Park, West End Panama City Beach Florida

RESOURCE REALTY GROUP

2101 Northside Drive, Suite 104
Panama City, FL 32405
O: 850.630.4500

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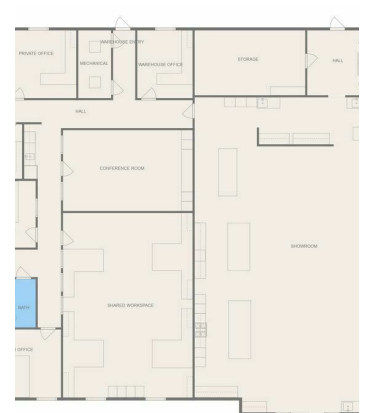
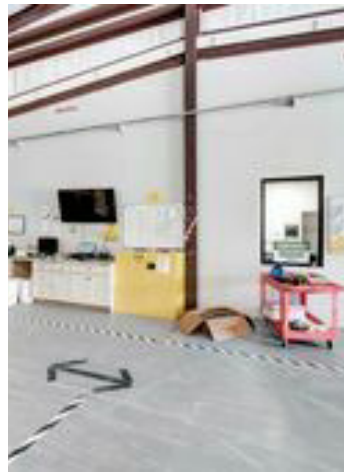
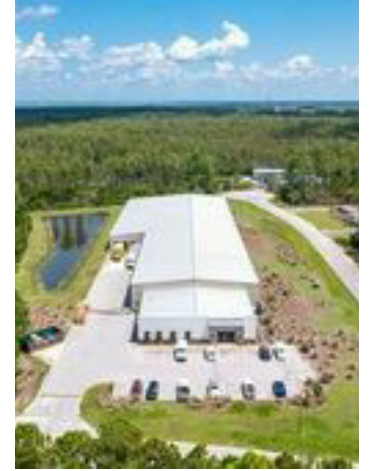
Information contained herein has been obtained from the owner of the property or other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.



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

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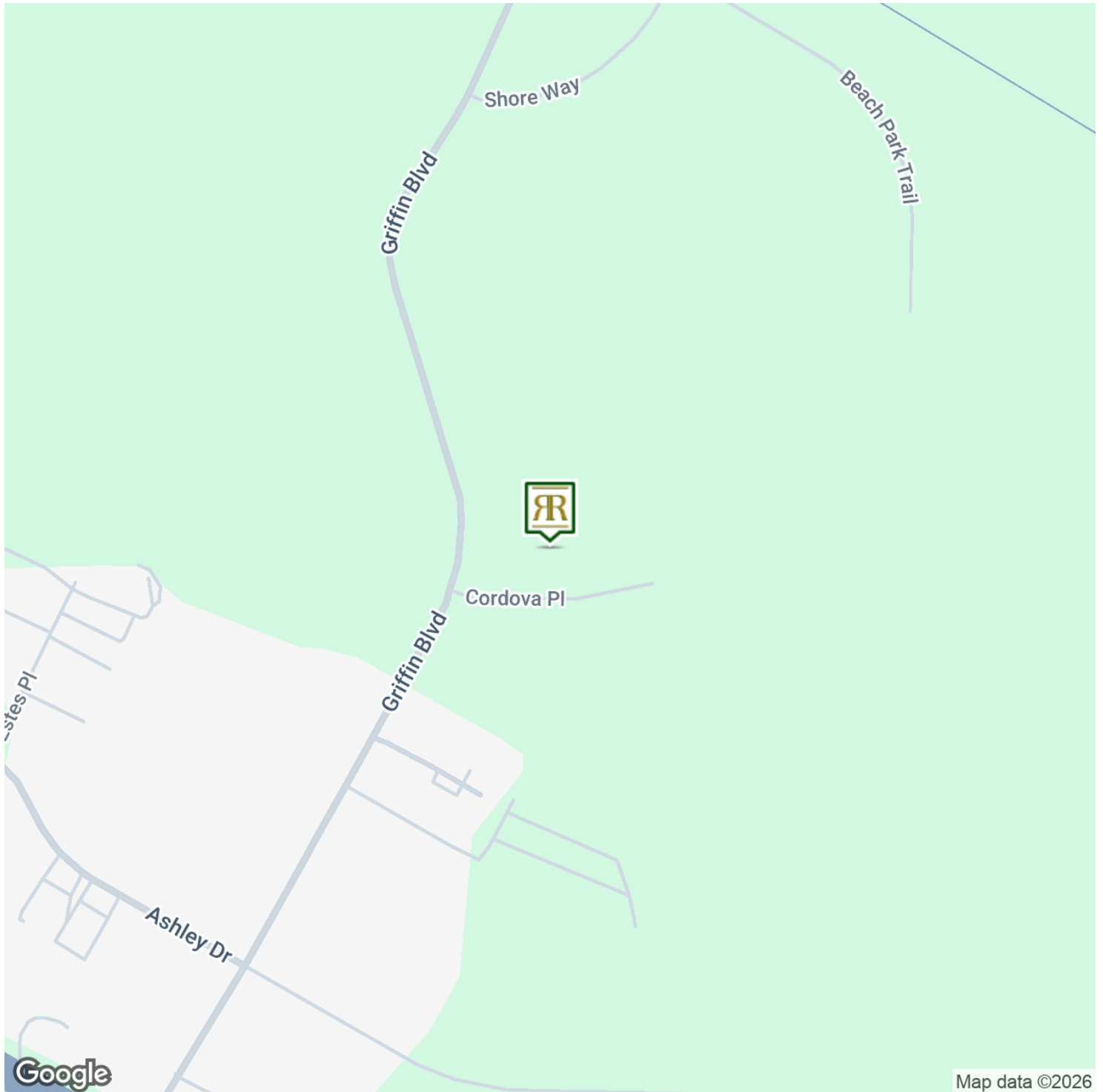
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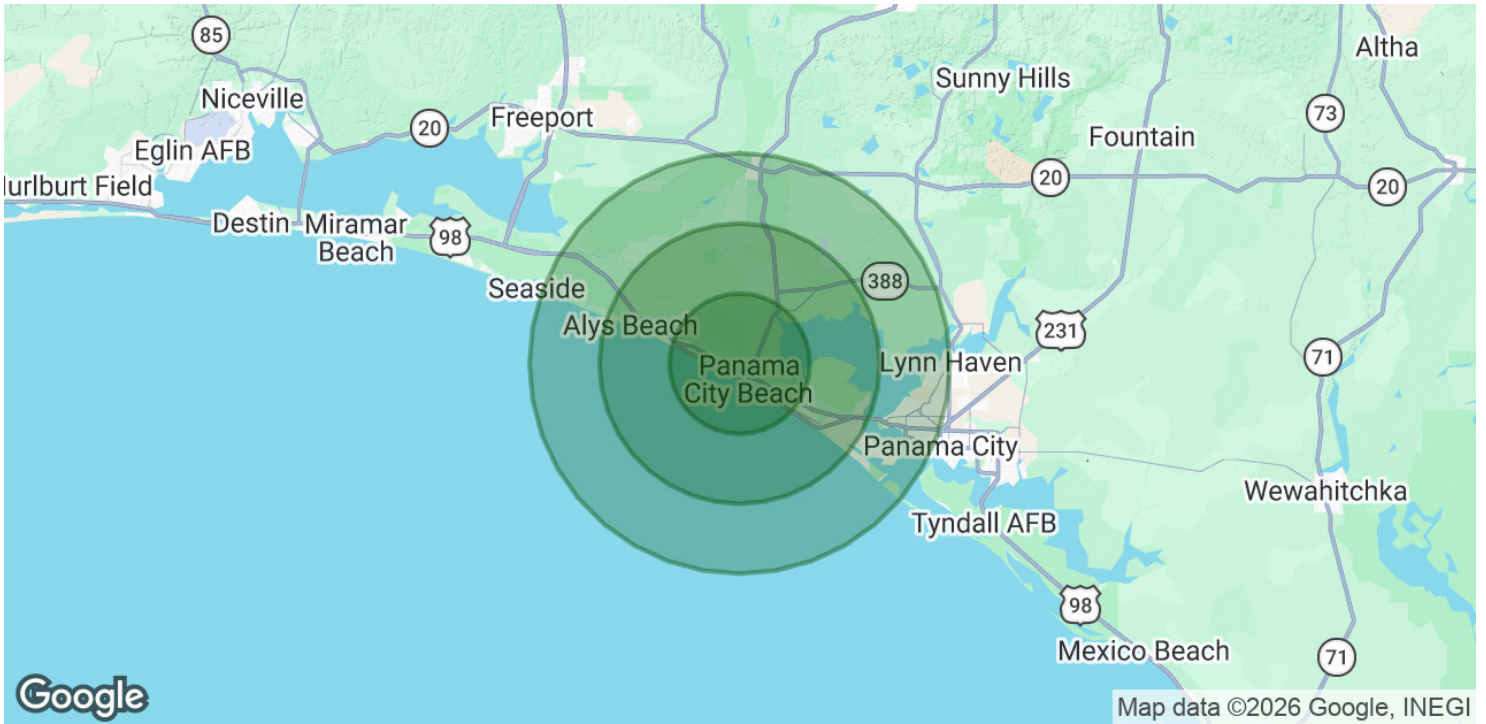
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INDUSTRIAL PROPERTY FOR LEASE



POPULATION

5 MILES

10 MILES

15 MILES

Total Population	19,785	50,928	106,677
Average Age	47	45	44
Average Age (Male)	46	44	43
Average Age (Female)	48	46	45

HOUSEHOLDS & INCOME

5 MILES

10 MILES

15 MILES

Total Households	8,902	22,543	45,238
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$104,542	\$101,738	\$100,153
Average House Value	\$430,730	\$446,333	\$412,497

2020 American Community Survey (ACS)

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