



# Offering Memorandum



## 32K SF Warehouse - 2K SF Office

824 MARY HELEN DR, CHIPLEY, FL 32428

**PRESENTED BY:**

**GORDON MACLEAN, CCIM**

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FL #3185347



# Property Information

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# PROPERTY SUMMARY

## NET LEASED INDUSTRIAL CHIPLEY

824 MARY HELEN DR  
CHIPLEY, FL 32428

### OFFERING SUMMARY

**LEASE RATE:** Negotiable

**BUILDING SIZE:** 33,983 SF

**AVAILABLE SF:**

**LOT SIZE:** 12.92 Acres

**CAP RATE:** 6.01%



# PROPERTY SUMMARY

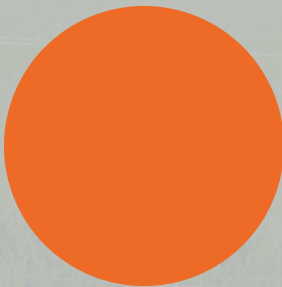
Test Lease Title description

# PROPERTY HIGHLIGHTS

- lease bullets test



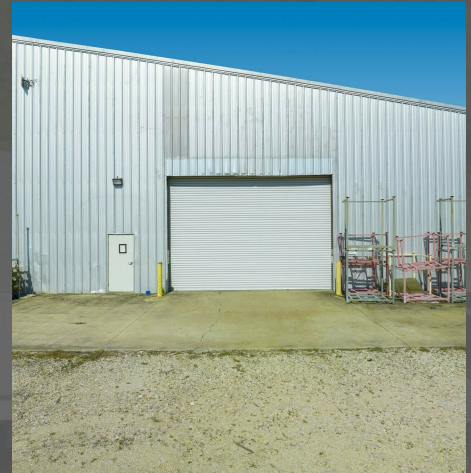
**KEY FEATURE**



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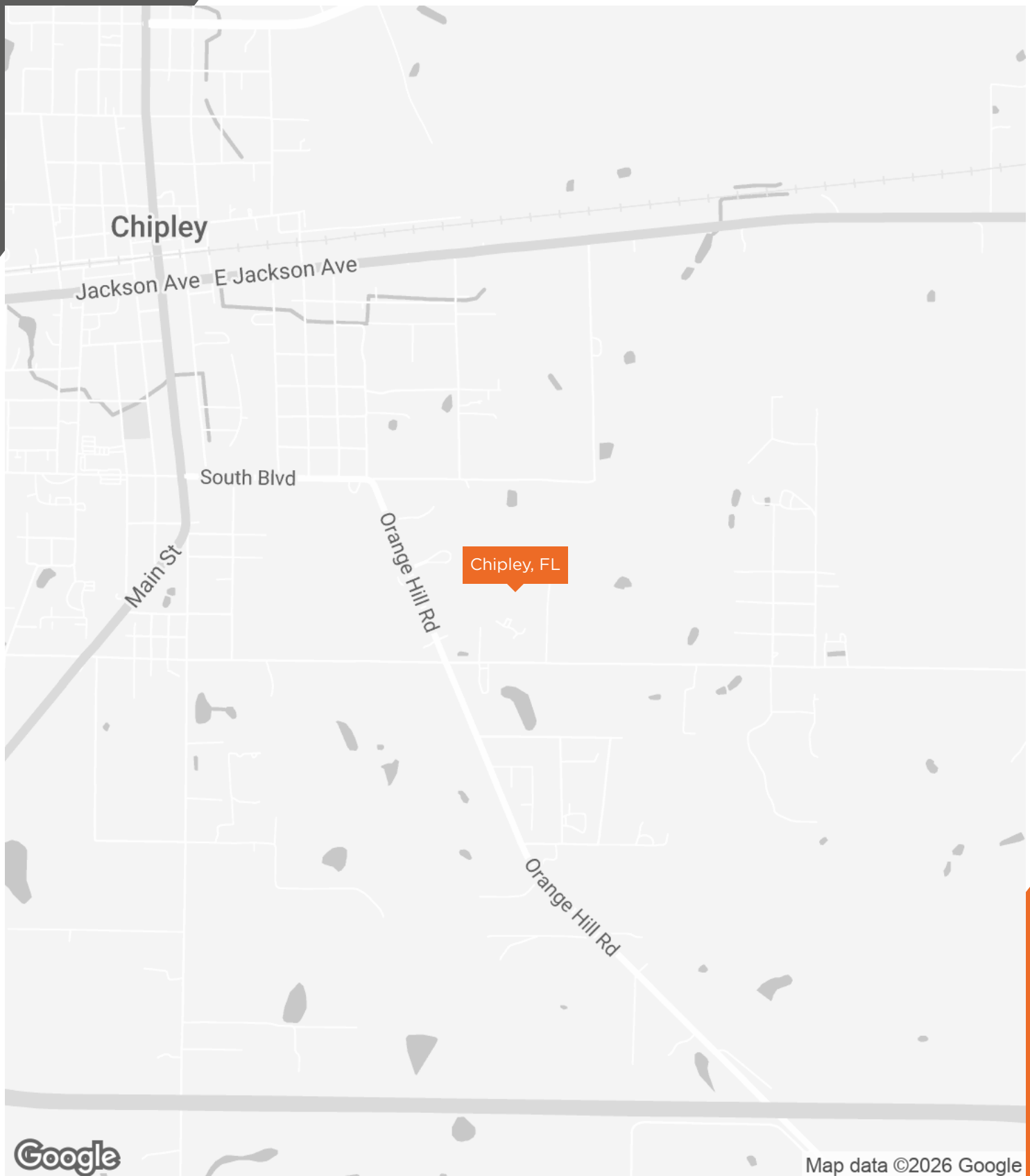
# Location Information

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## LOCATION DESCRIPTION

This Chipley, Florida Industrial Commercial property offers a central point of accessibility, efficiency, and opportunity. With direct access to key transportation corridors and close proximity to major markets in the central panhandle area. The property at 824 Mary Helen Drive is a logistically well positioned hub for manufacturing, storage and distribution.







# The Team

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# MEET THE TEAM



**Gordon MacLean, CCIM**

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**David Boatwright**

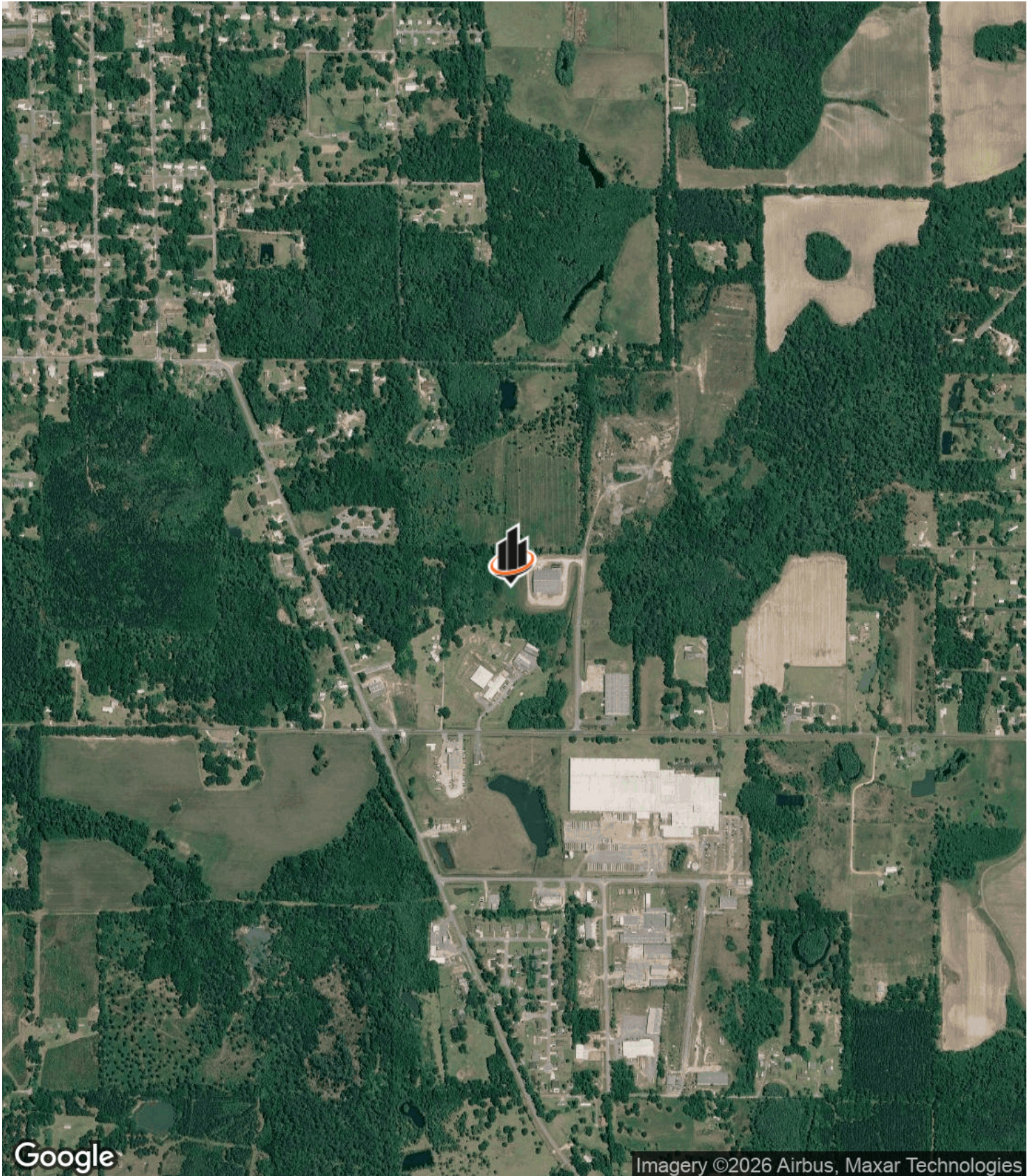
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# AERIAL MAP





# Demographics

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It turns out, you don't have any Site Plans!  
(be sure to tag an image "**Site Plan**" in the [Media Tab](#))

## LEASE INFORMATION

<b>LEASE TYPE:</b>	-	<b>LEASE TERM:</b>	Negotiable
<b>TOTAL SPACE:</b>	-	<b>LEASE RATE:</b>	Negotiable

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
For Lease	-	33,383 SF	NNN	\$6.31 SF/yr	-

# Disclaimer

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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