

IOS FOR LEASE



Dustin
Parkman



702 ANCHORS ST | FORT WALTON BEACH
11,820 SF TOTAL | 8,700 SF WAREHOUSE 3,120 SF OFFICE/SHOWROOM

3.44 ACRES



CEILING HEIGHT: 20'
CLEAR HEIGHT: 18'



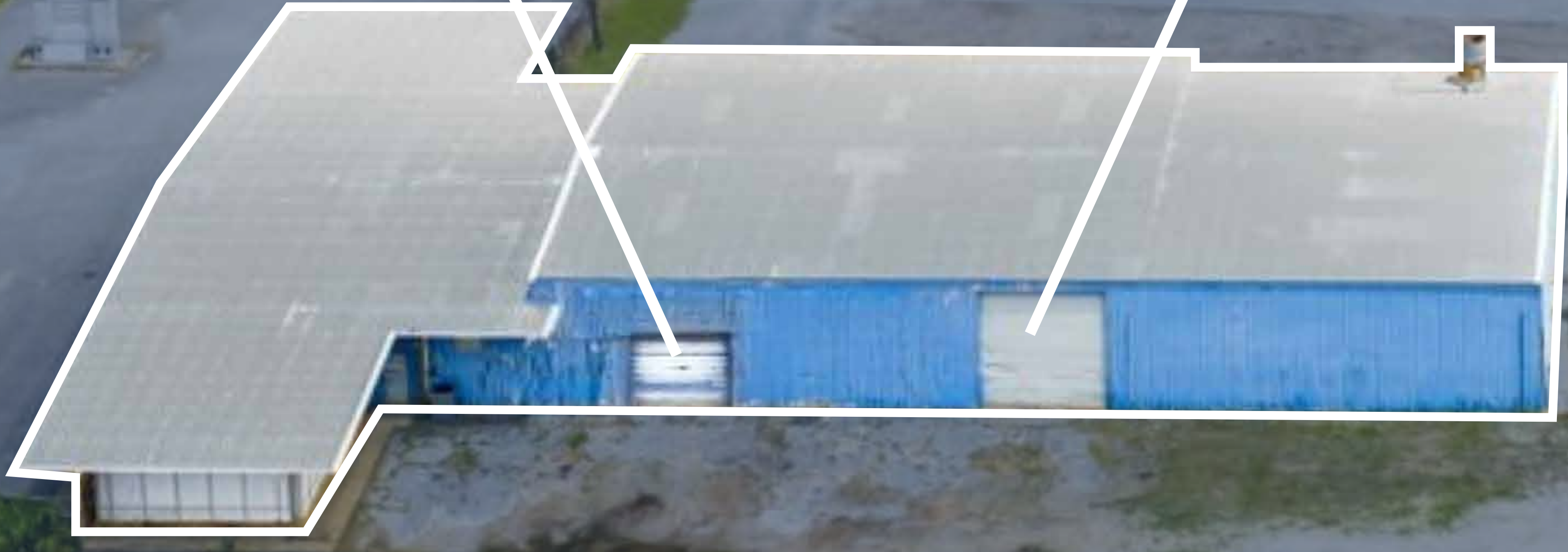
**LARGE BACK
DOOR:
12' x 14'**

**3 OVERSIZED
ROLL-UP DOORS:
16' x 17'**

**1 STANDARD
ROLL-UP DOOR:
12' x 10'**

**1 STANDARD
ROLL-UP DOOR:
12' x 10'**

**1 OVERSIZED
ROLL-UP DOOR:
16' x 17'**



SAMPLE RENDERING



11,820 TOTAL SF

**8,700 SF
WAREHOUSE**

**3,120 SF
OFFICE/SHOWROOM**





SITE SUMMARY

ADDRESS: 702 Anchors St

CITY: Fort Walton Beach

ACREAGE: 3.44

ZONING: CTP | IOS Permitted

POWER: 3 Phase | 800 Amp

WAREHOUSE SF: 8,700 SF

OFFICE SF: 3,120 SF

CLEAR HEIGHT: 18'

DOORS: 4 Doors: 16' x 17'

2 Doors: 12' x 10'

1 Door: 12' x 14'

PRICING: Contact Dustin Parkman

NEARBY OFFICE/INDUSTRIAL:



NEARBY RETAIL

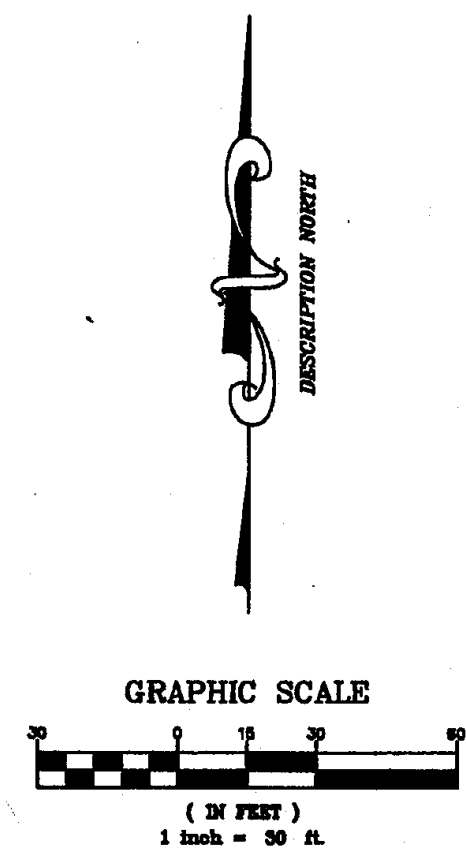
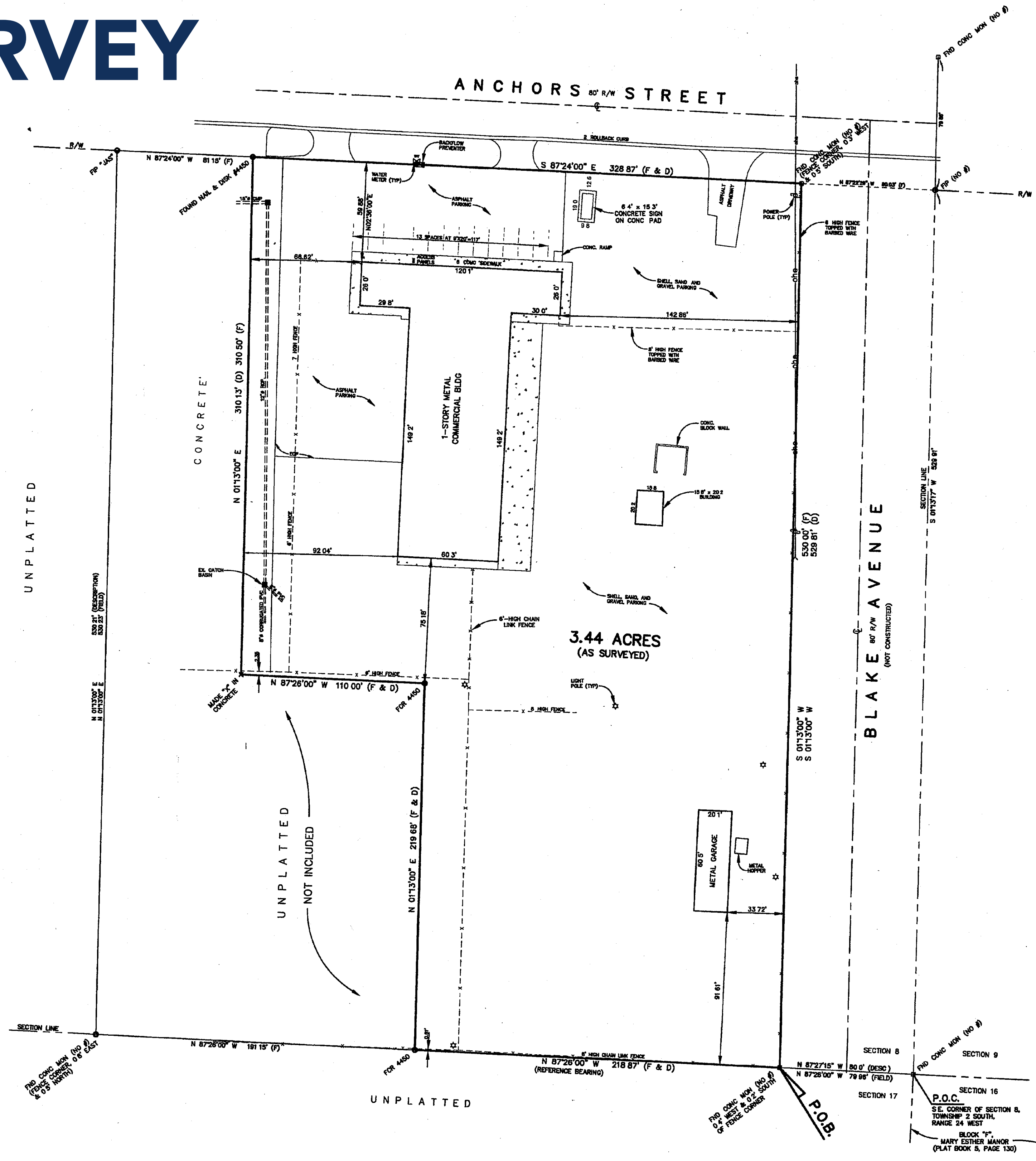


**MEDIAN
HOME PRICE** → **\$426,500**

**MEDIAN
HOUSEHOLD
INCOME** → **\$82,409**

**UNEMPLOYMENT
RATE** → **2.9%**

SURVEY



- LEGEND**
- PIP = FOUND IRON PIN
 - SND = SET NAIL & DISK
 - FOR = FOUND CAPPED ROD #4450
 - SCR = SET CAPPED ROD #4450
 - R/W = RIGHT-OF-WAY
 - C = CENTERLINE
 - (P) = PLAT DATA
 - (F) = FIELD DATA
 - (D) = DESCRIPTION DATA
 - P.O.C. = POINT-OF-COMMENCEMENT
 - P.O.B. = POINT-OF-BEGINNING
 - E.O.P. = EDGE-OF-PAVEMENT
 - U = UTILITY POLE
 - U = UTILITY POLE W/GUY & ANCHOR
 - L = LIGHT POLE
 - A = AERIAL (OVERHEAD) UTILITY LINE(S)
 - F = FIRE HYDRANT
 - W = WATER VALVE
- ALL FOUND/SET PINS ARE 5/8"-DIA REBAR
ALL CONCRETE MONUMENTS ARE 4" x 4"

- NOTES:**
- NO TITLE SEARCH OR ABSTRACT HAS BEEN FURNISHED TO THE UNDERSIGNED. DEEDS, EASEMENTS, DESCRIPTIONS, OR OTHER INSTRUMENTS MAY EXIST THAT AFFECT THE SUBJECT PROPERTY.
 - REFERENCE BEARING PER DESCRIPTION PROVIDED AND MONUMENTATION FOUND ALONG SOUTH LINE OF SECTION 8.
 - I CERTIFY THAT I HAVE CHECKED THE FLOOD INSURANCE RATE MAP FOR THE CITY OF FT. WALTON BEACH, COMMUNITY PANEL NO 120174-0005-B, DATED JULY 3, 1985, AND DETERMINED THIS PROPERTY TO BE WITHIN FLOOD ZONE "C" (AREA OF MINIMAL FLOODING).
 - THIS IS AN UP-DATE / RE-CERTIFICATION OF SURVEY DATED 22 MAY 2001 (F.V. 99-23 & 01-02, JOB NO 91-235-B, MAP NO A-1463-1).

THE CORRECTNESS OF THIS SURVEY IS CERTIFIED TO FIRST NATIONAL BANK OF FLORIDA, ITS SUCCESSORS AND / OR ASSIGNS, FIRST AMERICAN TITLE CO, JOHN T BROWN, P.A., AND TO GULF SOUTH CONTRACTORS, INC.

LEGAL DESCRIPTION: (AS FURNISHED)
702 ANCHORS STREET, FT WALTON BEACH, FLORIDA

BEGIN AT THE SE CORNER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA. PROCEED NORTH 87 DEGREES, 28 MINUTES, 00 SECONDS WEST, 79 98 FEET ALONG SECTION LINE TO THE POINT OF BEGINNING. THENCE CONTINUE NORTH 87 DEGREES, 28 MINUTES, 00 SECONDS WEST, 220 87 FEET, THENCE NORTH 1 DEGREE, 13 MINUTES, 00 SECONDS EAST, 219 88 FEET, THENCE NORTH 87 DEGREES, 26 MINUTES, 00 SECONDS WEST, 110', THENCE NORTH 01 DEGREES, 13 MINUTES, 00 SECONDS EAST, 310 13 FEET TO THE SOUTH RIGHT-OF-WAY OF ANCHORS STREET, THENCE SOUTH 87 DEGREES, 24 MINUTES, 00 SECONDS EAST ALONG THE SOUTH RIGHT-OF-WAY OF ANCHORS STREET, 328 87 FEET TO THE WEST RIGHT-OF-WAY OF BLAKE AVENUE, THENCE SOUTH 1 DEGREE, 13 MINUTES, 00 SECONDS WEST ALONG THE WEST RIGHT-OF-WAY OF BLAKE AVENUE, 529 81 FEET TO THE POINT OF BEGINNING.

[CONTAINING APPROXIMATELY 3.40 ACRES, IN OKALOOSA COUNTY, FLORIDA]

SUBJECT TO COVENANTS AND RESTRICTIONS AS RECORDED IN O.R. BOOK 784, PAGE 174, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA

EASEMENT TO CENTRAL TELEPHONE COMPANY AS RECORDED IN O.R. BOOK 1842 AT PAGE 855, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA

P.O.C.
S.E. CORNER OF SECTION 8,
TOWNSHIP 2 SOUTH,
RANGE 24 WEST
BLOCK "F",
MARY ESTHER MANOR
(PLAT BOOK 5, PAGE 130)

CHOCTAW ENGINEERING, INC.
ENGINEERING • ENVIRONMENTAL • SURVEYING

119 TRUKTON AVENUE
FORT WALTON BEACH, FLORIDA 32647
TELEPHONE 860-869-6611
FAX 860-869-8059
E-MAIL cei@choctaweng.com LB #1532

C&E

PROPERTY ADDRESS: 702 ANCHORS STREET

PREPARED FOR
FIRST NATIONAL BANK OF FLORIDA
AS-BUILT SURVEY 3.40 ACRE PARCEL IN
SECTION 8, TOWNSHIP 2 SOUTH, RANGE 24 WEST,
CITY OF FORT WALTON BEACH, OKALOOSA COUNTY, FL
Revisions

Not valid
unless bearing
Surveyor's
embossed seal

Registered Land Surveyor, JON A. PROHASKA
F. Certificate No 4450

Job No 91-235-C
Date 1 OCT 2002
Fid Vol 02-17/11
Scale 1" = 20'
Disk No 91235C-SUR
Designed
Drawn BB/30CT02
Checked JAP
Sheet



Dustin
Parkman

REACH OUT FOR MORE INFO:

PRESIDENT

DUSTIN PARKMAN

850.218.8408 | Dustin@NBIProperties.com

SENIOR ASSOCIATE

LANCE STOKES

479.530.3057 | Lance@NBIProperties.com

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