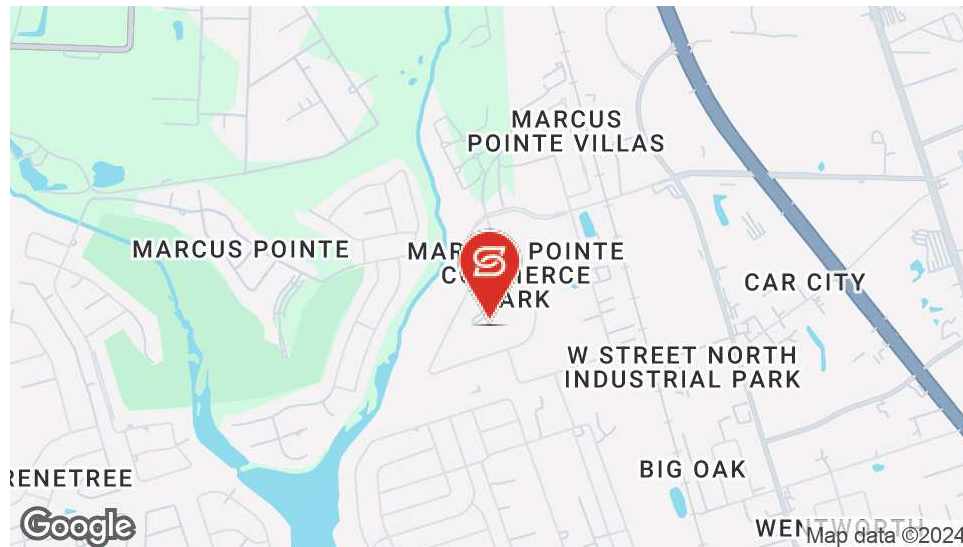


INDUSTRIAL PROPERTY FOR LEASE
NOVEMBER 2024

COMMERCE PARK INDUSTRIAL HUB

5031 COMMERCE PARK CIRCLE I
FOR LEASE
PENSACOLA, FL

stirling



OFFERING SUMMARY

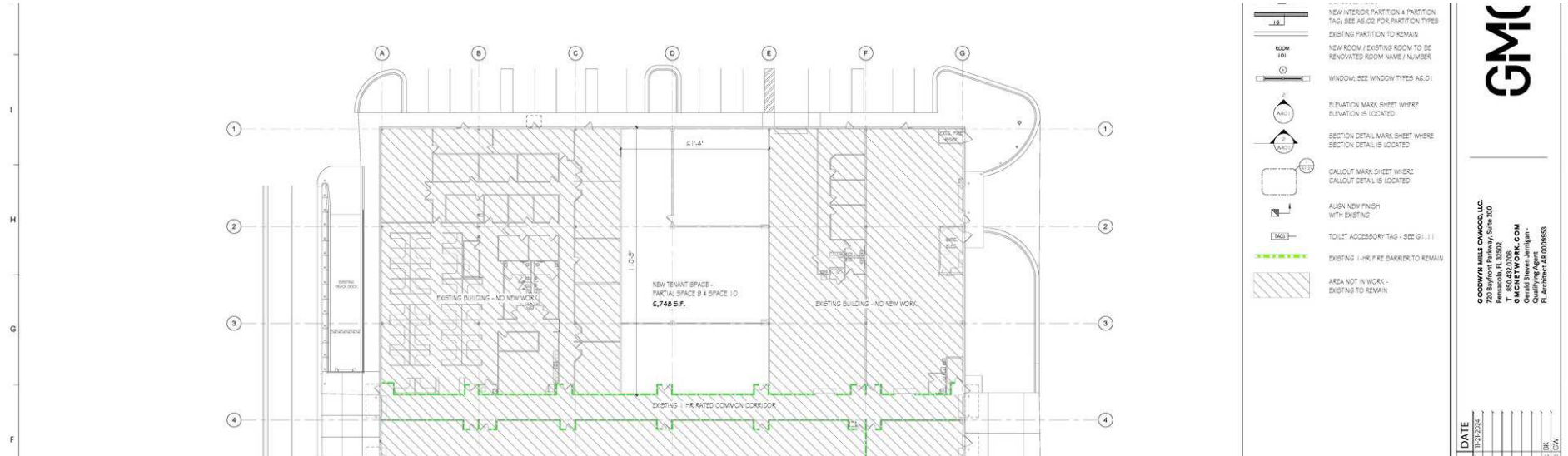
Lease Rate:	\$14.00 SF/yr (NNN)
Building Size:	57,360 SF
Available SF:	7,031 SF
Lot Size:	7 Acres
Year Built:	1994
Renovated:	2023
Zoning:	HC/LI

PROPERTY OVERVIEW

Industrial/Flex space available in Marcus Point Commerce Park. This 58,564 SF building offers convenient access to Highway 29, Interstate-10, and numerous other industrial/flex users. Boasting an eave height of 17'4", 2 shared dock high doors reaching 14' high, ample parking, and 3 phase power, this property is designed for seamless operations. With 6,770 SF remaining, 40' column spacing, this space offers flexibility and adaptability. Enjoy great ingress and egress, abundant parking, and the opportunity to expand parking to the North of the building as needed.

PROPERTY HIGHLIGHTS

- Estimated 120-day delivery from a fully executed lease.
- 3 Phase Power
- 2 Dock Wells (w/pit levelers)
- Heated and Cooled



LEASE INFORMATION

Lease Type:	NNN
Total Space:	7,031 SF

Lease Term:	Negotiable
Lease Rate:	\$14.00 SF/yr

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Unit 10	7,031 SF	NNN	\$14.00 SF/yr



JUSTIN BECK, CCIM, CPM, SIOR

STACY TAYLOR

KYLLE SHOEMAKER

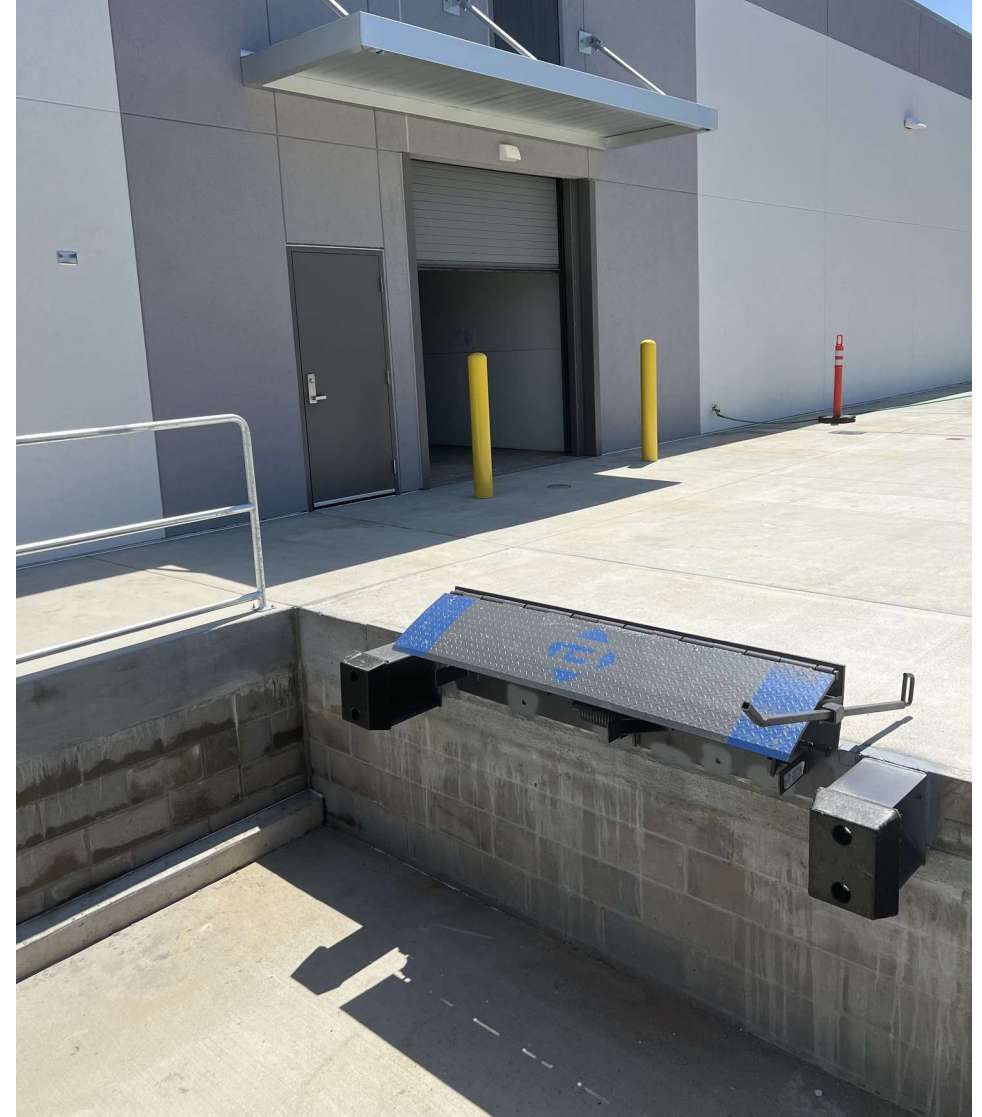
STIRLINGPROPERTIES.COM /    

850.477.7044
jbeck@stirlingprop.com

404.936.8936
staylor@stirlingprop.com

Licensed in FL
850.972.0161
kshoemaker@stirlingprop.com

Member of  RETAIL BROKERS NETWORK



JUSTIN BECK, CCIM, CPM, SIOR

STACY TAYLOR

KYLLE SHOEMAKER

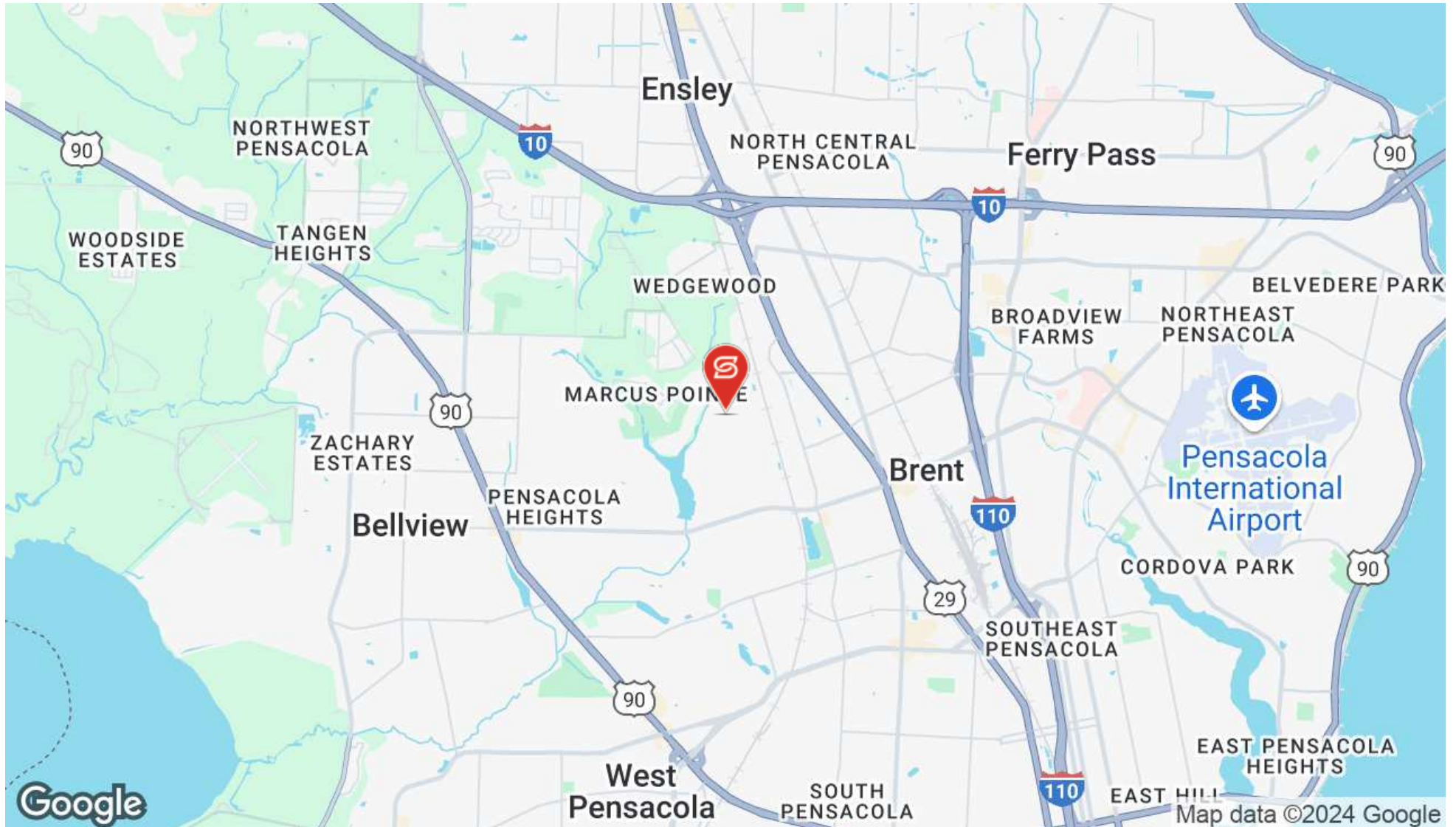
STIRLINGPROPERTIES.COM / [f](#) [t](#) [@](#) [in](#)

850.477.7044
jbeck@stirlingprop.com

404.936.8936
staylor@stirlingprop.com

Licensed in FL
850.972.0161
kshoemaker@stirlingprop.com

Member of  /6
RETAIL BROKERS NETWORK



JUSTIN BECK, CCIM, CPM, SIOR

STACY TAYLOR

KYLLE SHOEMAKER

850.477.7044
jbeck@stirlingprop.com

404.936.8936
staylor@stirlingprop.com

Licensed in FL
850.972.0161
kshoemaker@stirlingprop.com

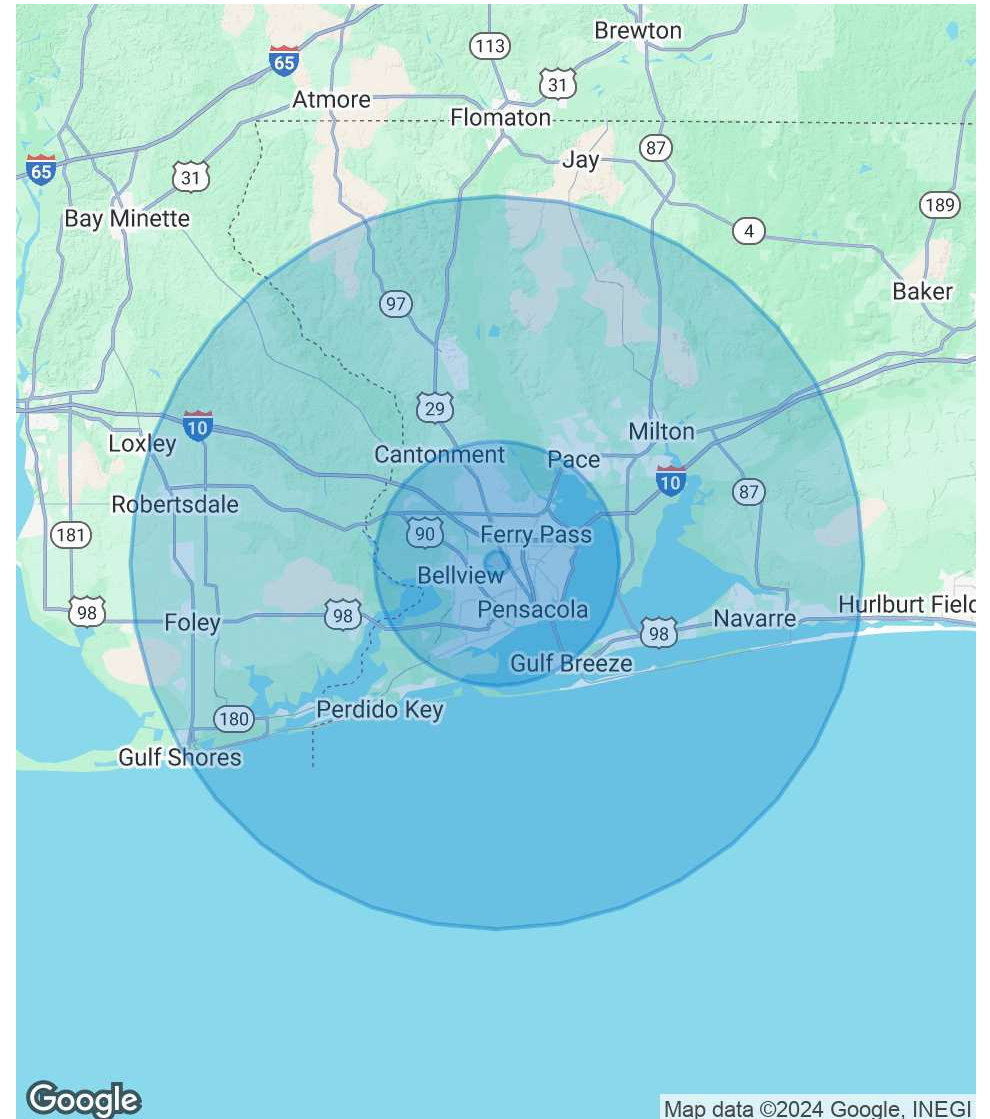
Member of 
RETAIL BROKERS NETWORK

STIRLINGPROPERTIES.COM /    

POPULATION	1 MILE	10 MILES	30 MILES
Total Population	66	48,627	328,138
Average Age	43.9	47.4	43.1
Average Age (Male)	38.7	46.4	41.7
Average Age (Female)	51.1	48.6	44.5

HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total Households	19	17,809	125,338
# of Persons per HH	3.5	2.7	2.6
Average HH Income	\$54,441	\$45,580	\$50,983
Average House Value		\$146,224	\$164,903

2020 American Community Survey (ACS)



JUSTIN BECK, CCIM, CPM, SIOR

STACY TAYLOR

KYLLE SHOEMAKER

STIRLINGPROPERTIES.COM / f t i in

850.477.7044
jbeck@stirlingprop.com

404.936.8936
staylor@stirlingprop.com

Licensed in FL
850.972.0161
kshoemaker@stirlingprop.com

Member of /8
RETAIL BROKERS NETWORK