

CENTRALLY LOCATED WAREHOUSE

3825 Highway 390, Panama City, FL 32405

INDUSTRIAL
PROPERTY
FOR LEASE



CLUBBS REAL ESTATE GROUP, LLC
1103 Fortune Avenue
Panama City, FL 32401

CHRIS CLUBBS, CCIM, ACOM
850.819.0136
cclubbs@clubbsrealestate.com



OFFERING SUMMARY

Lease Rate: \$12.00 - 13.00 SF/yr (MG)

Building Size: 52,800 SF

Available SF: 3,000 - 6,450 SF

Lot Size: 4.055 Acres

Zoning: Light Industry (PC)

PROPERTY OVERVIEW

Introducing 3825 Highway 390, a prime industrial property available for lease in Panama City, FL. This open warehouse boasts a central Bay County location, providing easy access for businesses and customers alike. Light industrial zoning allows for a wide range of uses, offering flexibility for various industry needs. Grade-level doors on each space allow for easy access for your shop or warehousing space. The front, 3,000± SF is open space and fully climate controlled with private driveway, new lighting, and bathroom.

PROPERTY HIGHLIGHTS

- Open Warehouse with Central Location
- Light Industrial Zoning Allows for Many Uses
- Grade Level Warehouse Door

Additional Photos



CLUBBS REAL ESTATE GROUP, LLC
1103 Fortune Avenue
Panama City, FL 32401

CHRIS CLUBBS, CCIM, ACOM
850.819.0136
cclubbs@clubbsrealestate.com

Lease Spaces



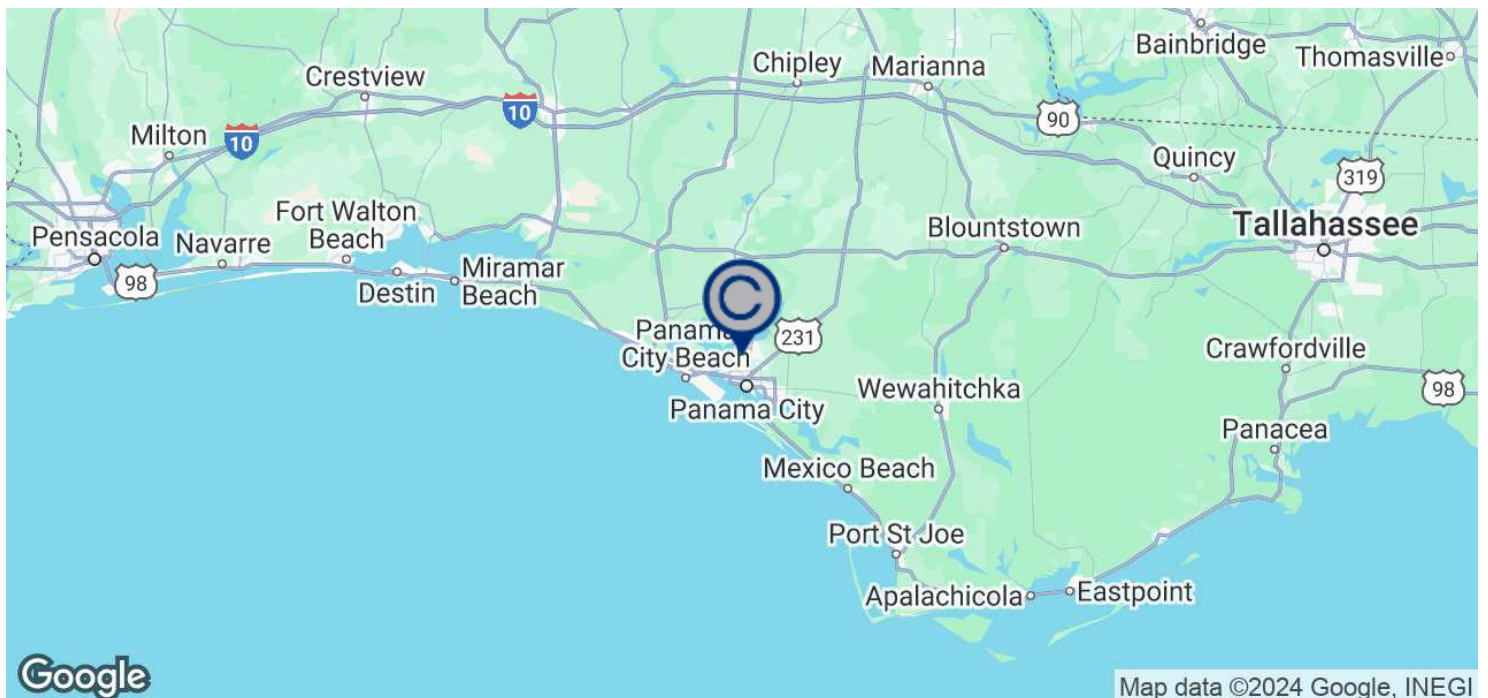
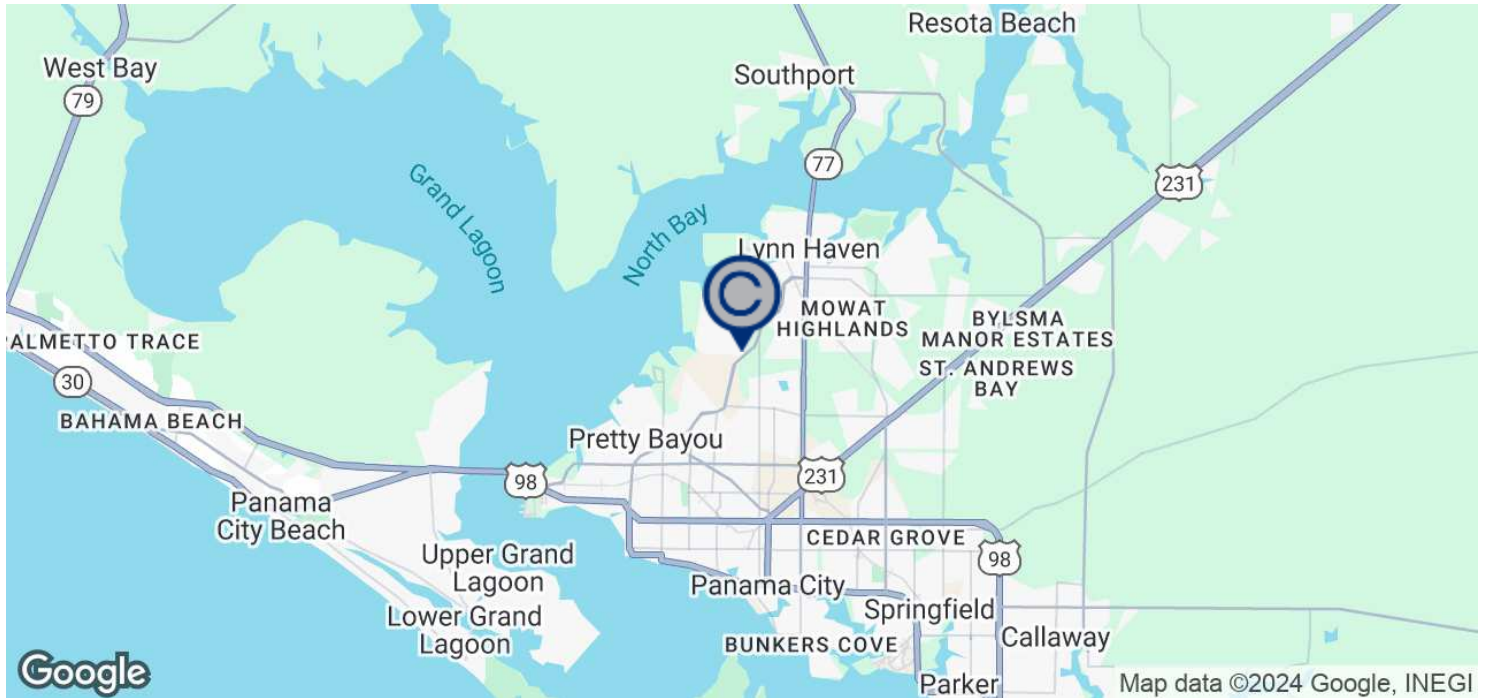
LEASE INFORMATION

Lease Type:	MG	Lease Term:	36 months
Total Space:	3,000 - 6,450 SF	Lease Rate:	\$12.00 - \$13.00 SF/yr

AVAILABLE SPACES

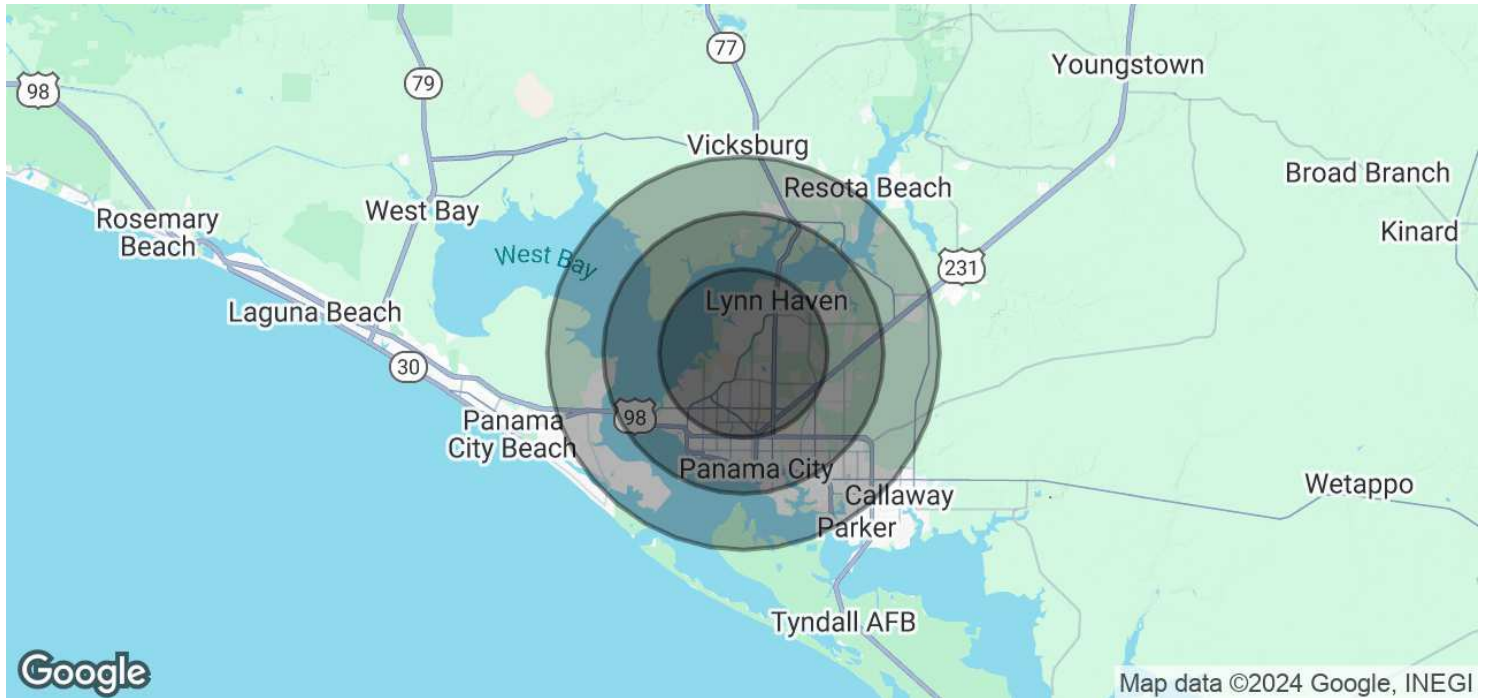
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Space A	-	15,212 - 23,212 SF	Modified Gross	\$9.00 SF/yr	Space B totals 15,212± SF with plans approved for up to 1,100± SF of office/showroom. The space features two front facing dock high doors which open up to at 75± foot x 75± foot truck court. The space also features front and rear grade level doors for equipment access and added air flow.
Space B	-	24,000 - 30,150 SF	Modified Gross	\$9.00 SF/yr	4,050± SF Office + Mezzanine Available Feb 2022
Space C	Available	3,000 SF	Modified Gross	\$13.00 SF/yr	Climate Controlled Front Space w/ Flexible Office Buildout & New Lighting
Space D	Available	3,450 - 6,450 SF	Modified Gross	\$12.00 SF/yr	16± FT Wide Grade Level Door. Access from either side of building available.
Space E	-	2,700 SF	Modified Gross	\$13.00 SF/yr	No Office - Warehouse Only

Location Map



CLUBBS REAL ESTATE GROUP, LLC
1103 Fortune Avenue
Panama City, FL 32401

CHRIS CLUBBS, CCIM, ACOM
850.819.0136
cclubbs@clubbsrealestate.com



POPULATION	3 MILES	5 MILES	7 MILES
Total Population	33,744	76,919	102,725
Average Age	40.2	38.6	38.8
Average Age (Male)	39.9	37.9	38.1
Average Age (Female)	40.4	39.9	40.1
HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total Households	13,971	31,572	42,282
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$66,800	\$61,154	\$61,281
Average House Value	\$240,025	\$205,643	\$199,224

* Demographic data derived from 2020 ACS - US Census



CHRIS CLUBBS, CCIM, ACOM

Broker of Record

cclubbs@clubbsrealestate.com
Direct: 850.819.0136

PROFESSIONAL BACKGROUND

Chris is a Florida Licensed Real Estate Broker and fourth generation Panama City local who founded Clubbs Real Estate Group in late 2019. From an early age, Chris was involved with family projects covering a range of Real Estate opportunities in Bay County which eventually inspired him to pursue a degree in Real Estate. Chris graduated from Florida State University in 2013 with degrees in both Real Estate and General Management. He was nominated by FSU faculty and presented with the prestigious ICSC Foundation Award in late 2012 for having exceptional potential in a real estate career. After graduation, Chris accepted an offer to join one of Berkshire Hathaway's top-producing real estate teams in Tampa, Florida. During his three-year period in Tampa, he specialized in Hillsborough County industrial sales and leasing and built a Pinellas County property management team that reached nearly half a million square feet of retail, office and flex space. Chris was awarded the Accredited Commercial Manager Certification (ACoM) by the Institute of Real Estate Management (IREM) in mid-2016 and earned his Certified Commercial Investment Member (CCIM) designation in October 2018.

When not working, Chris enjoys spending his time outdoors and on the water. Chris has held his Private Pilot Certificate for more than ten years and never passes up an opportunity to fly. He has held numerous leadership positions for various churches and non-profits, participating in mission projects around the world.

EDUCATION

Florida State University - 2013 - Bachelor of Arts in Real Estate
Florida State University - 2013 - Bachelor of Arts in Management

MEMBERSHIPS

Certified Commercial Investment Member (CCIM) Institute
Institute of Real Estate Management (IREM)
National Association of Realtors
Central Panhandle Association of Realtors