

BELLCORE

COMMERCIAL



OFFICE/ WAREHOUSE FOR LEASE UNIT 108

698 E HEINBERG STREET, PENSACOLA, FL 32502



PROPERTY DESCRIPTION

Coming soon! Great office and warehouse space available in Pensacola, FL. Located on Heinberg Street, just one block north of Gregory Street, this property offers a prime location near downtown Pensacola, Gulf Breeze, Interstate 110, shopping, and restaurants. A welcoming 20x20 office space greets you upon entry, leading to a spacious 20x60 warehouse with a 16' roll-up door—perfect for a variety of uses. The warehouse also includes a loft, ideal for a private workspace, office, or storage. This 1,600 SF unit features a 400 SF front office and a 1,200 SF warehouse in the rear.

PROPERTY HIGHLIGHTS

- Excellent location near downtown Pensacola, Gulf Breeze, and Interstate 110
- Blocks from the Pensacola Bay waterfront
- Easy access and ample parking

OFFERING SUMMARY

Lease Rate:	\$17.50 SF/yr (NNN)
Available SF:	1,600 SF
Lot Size:	0.94 Acres
Zoning	C-3
Property Type	Office
Traffic Count	18,500
Market	Pensacola

LEASE SPACES

E Gregory Street
AADT 18,500

BELLCORE
COMMERCIAL



LEASE INFORMATION

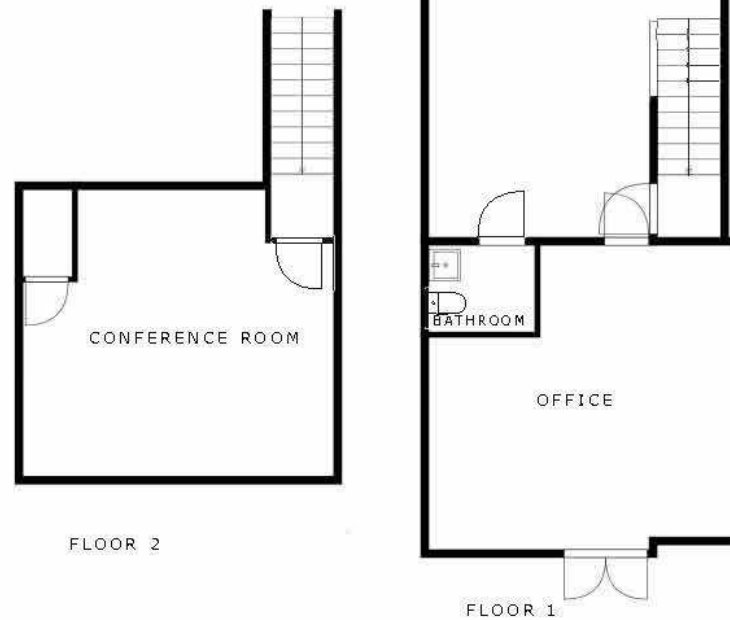
Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,600 SF	Lease Rate:	\$17.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 108	Available	1,600 SF	NNN	\$17.50 SF/yr	NNN are \$4.33 PSF/yr



SUITE 108





PENSACOLA, FL

BELLCORE
COMMERCIAL





POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	3,136	16,516	36,739
Average Age	42.1	41.3	40.3
Average Age (Male)	39.9	38.9	38.0
Average Age (Female)	43.4	44.2	42.6

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	2,125	8,965	17,819
# of Persons per HH	1.5	1.8	2.1
Average HH Income	\$67,654	\$69,728	\$67,545
Average House Value	\$295,346	\$233,622	\$207,460

2020 American Community Survey (ACS)



ROBERT BELL

Partner, Senior Advisor , & Property Manager

rob@bellcorecommercial.com

Direct: 850.434.3434 | Cell: 850.232.2587

FL #SL698346

PROFESSIONAL BACKGROUND

Rob Bell is the Vice President and Senior Advisor of Bellcore Commercial. Bellcore Commercial is a full-service commercial real estate firm offering a wide range of diversified real estate services, including, but not limited to, investment sales, leasing, tenant representation, and asset management.

Rob has earned a distinguished reputation with over 20+ years of experience and is nationally recognized as a top producer in the commercial real estate industry. Prior to starting Bellcore Commercial, Rob sold his brokerage, John S. Carr & Associates, to an affiliate of Berkshire Hathaway in 2015. Rob brought his unique sales approach, marketing capabilities, and competitiveness to one of the largest real estate companies in the world. Under Berkshire, Rob was a member of the President's Circle every year, and globally ranked in the top 5% of commercial sales and leasing year after year. Bellcore Commercial offers the catalytic foundation needed for the long-term future growth of the company, team, and its leaders.

Bellcore Commercial is founded on the model that great deals are not measured with money; they are brokered with the foundation of great relationships. At Bellcore, our success is striving for our core principles; leadership, customer loyalty, client success, and integrity.

EDUCATION

Mr. Bell attended the University of Alabama in Tuscaloosa and holds his Bachelor of Science degrees in Business Administration and Finance from the University of West Florida.

MEMBERSHIPS

Mr. Bell is a member of many prominent industry organizations including NAIOP – Commercial Real Estate Development, International Council of Shopping Centers, National Association of Realtors, Florida Association of Realtors, and Pensacola Association of Realtors, and ARVC National RV Park Association, to name a few.

A graduate of the 2005 Leadership Pensacola Class, Mr. Bell has been an active volunteer in multiple civic and charitable organizations including the Pensacola Little Theater, Coastal Conservation Association, and Big Brothers Big Sisters.

Bellcore Commercial
17 W Cedar Street
Pensacola, FL 32502
850.434.3434