

4,000 SF Office Space for Lease

Ellyson Industrial Park | Pensacola, FL



Move-In Ready | Ample Parking | Flexible Layout

7794 Grow Drive
Pensacola, FL 32514

Property Overview

This 4,000 SF office suite offers a flexible and efficient layout ideal for small teams, satellite operations, or overflow workspace. Located within Ellyson Industrial Park, the property provides a professional setting with convenient regional access and ample on-site parking.

The suite includes six private office spaces, a conference room, open cubicle and storage areas, a kitchenette, and one private & two primary restrooms. Furniture and fixtures are included, allowing for immediate occupancy with minimal setup time.

Positioned just minutes from I-10, I-110, and Highway 90, the location supports efficient access for employees, clients, and service teams.

Available for immediate lease.



Ideal For:

- Administrative Offices
- Training Operations
- Satellite / Overflow Workspace
- Engineering & Trade Services
- Technology Teams

Property Highlights & Layout

4,000 SF
Total Space

12
Workstations

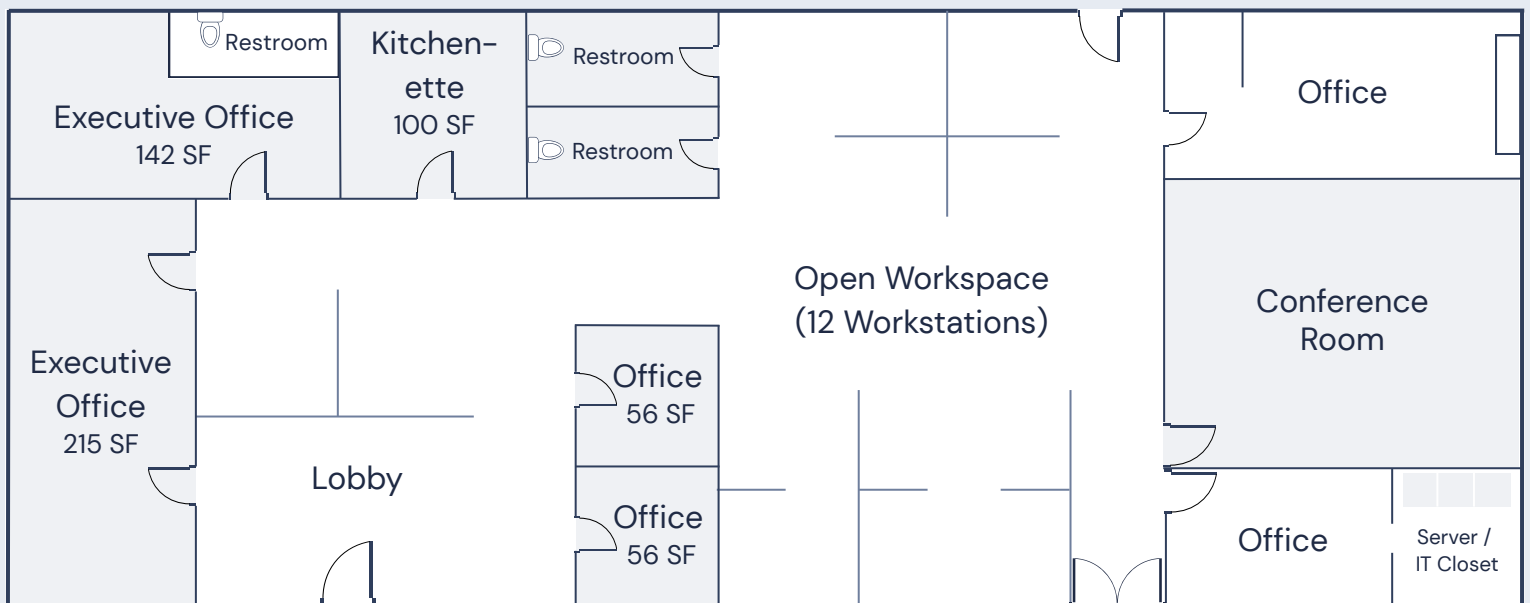
Immediate
Availability

6
Private Offices

30
Parking Spaces

Large Conference Room | Open Workspace | Kitchenette |
3 Restrooms | **Furniture, Appliances, and Security Included**

Suite Layout



Open workspace configured with 12 workstations.



Open workspace configured with 12 built-in workstations.



Private Executive Office



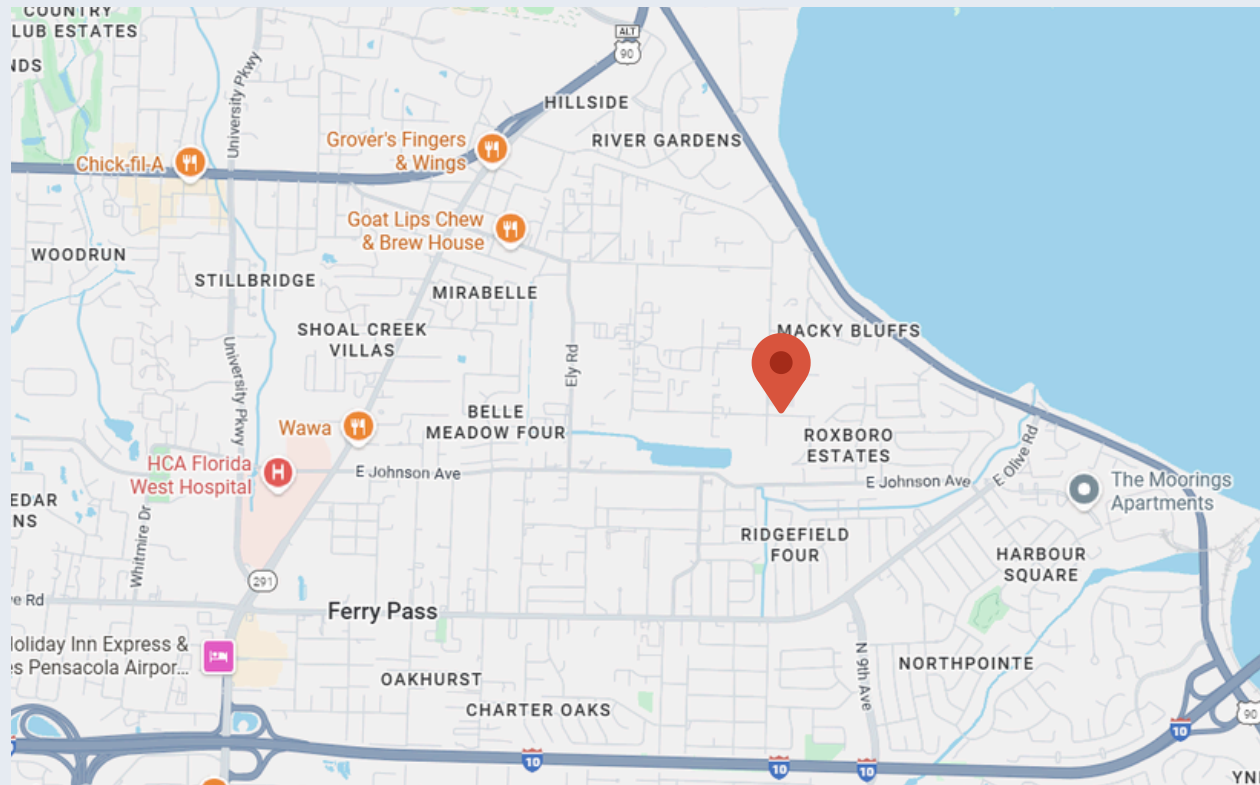
Employee Kitchenette



Conference Room (Seats 10+)

Location & Accessibility

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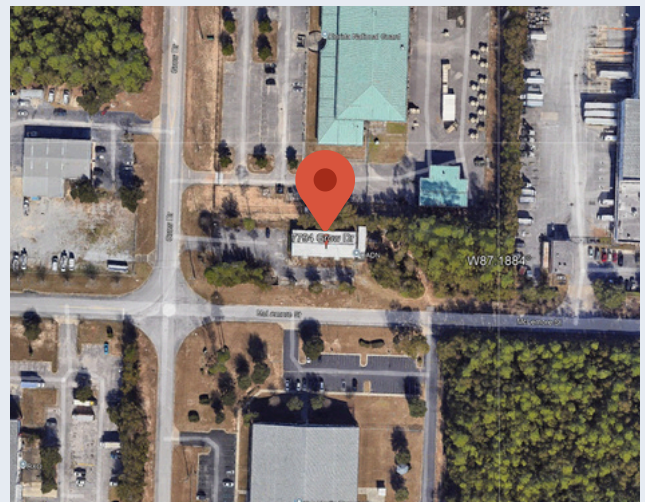
Located within Ellyson Industrial Park, the property offers a professional business environment with convenient regional connectivity.

Immediate Highway Access

- Minutes from I-10 and I-110
- Convenient access to Hwy 90
- Efficient routes for employees and clients

Business-Friendly Setting

- Ample on-site parking
- Professional office surroundings
- Large vehicle ingress/egress



Lease Terms & Property Summary



Lease Terms

- Lease Type: NNN
- Lease Rate: \$12.00 SF/yr
- Estimated Monthly Gross: Approximately \$4,000
- Lease Term: 24–60 months

Condition & Inclusions

- Excellent Condition
- New Roof & Exterior Paint
- Well-Maintained Parking Lot
- Surveillance Cameras & Exterior Security Lighting
- 60 in. ground-level double door
- Office Furniture & Appliances Included



For Leasing Inquiries:

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Schedule a tour today. Broker cooperation welcome. Inquire for details.