

NEW CLASS A INDUSTRIAL SPACE

I-10 COASTAL COMMERCE CENTER

8748-8780 Technology Avenue, Milton, FL 32583

[CLICK TO WATCH
THE VIDEO!](#)

**EXPANSION UNDERWAY!
PHASE 2 PRELEASING NOW!**



FOR LEASE | 15,000 SF UP TO 500,000+ SF AVAILABLE



Phase 1 - AVAILABLE NOW

Available Space:	15,000 to 110,572± remaining
Acres:	7.65
Coverage:	70.41%
Design:	Tilt-Construction
Dimensions:	176' x 722'
Truck Court:	130' + Shared Court
Parking Spaces:	64
Dock Doors:	42
Drive-Ins:	2
Trailer Spaces:	17
Clear Height:	32'
ESFR Sprinkler:	Yes
Power:	±2,000 amps
Office:	2,003 SF
Tenant Design:	Single
Column Spacing:	58' x 52' (speed bay is 60' x 52')
Roof Type:	45mil TPO
Insulation:	R15
Utilities:	12.47 KV electric service from FPL, and a two-inch natural gas line from City of Milton

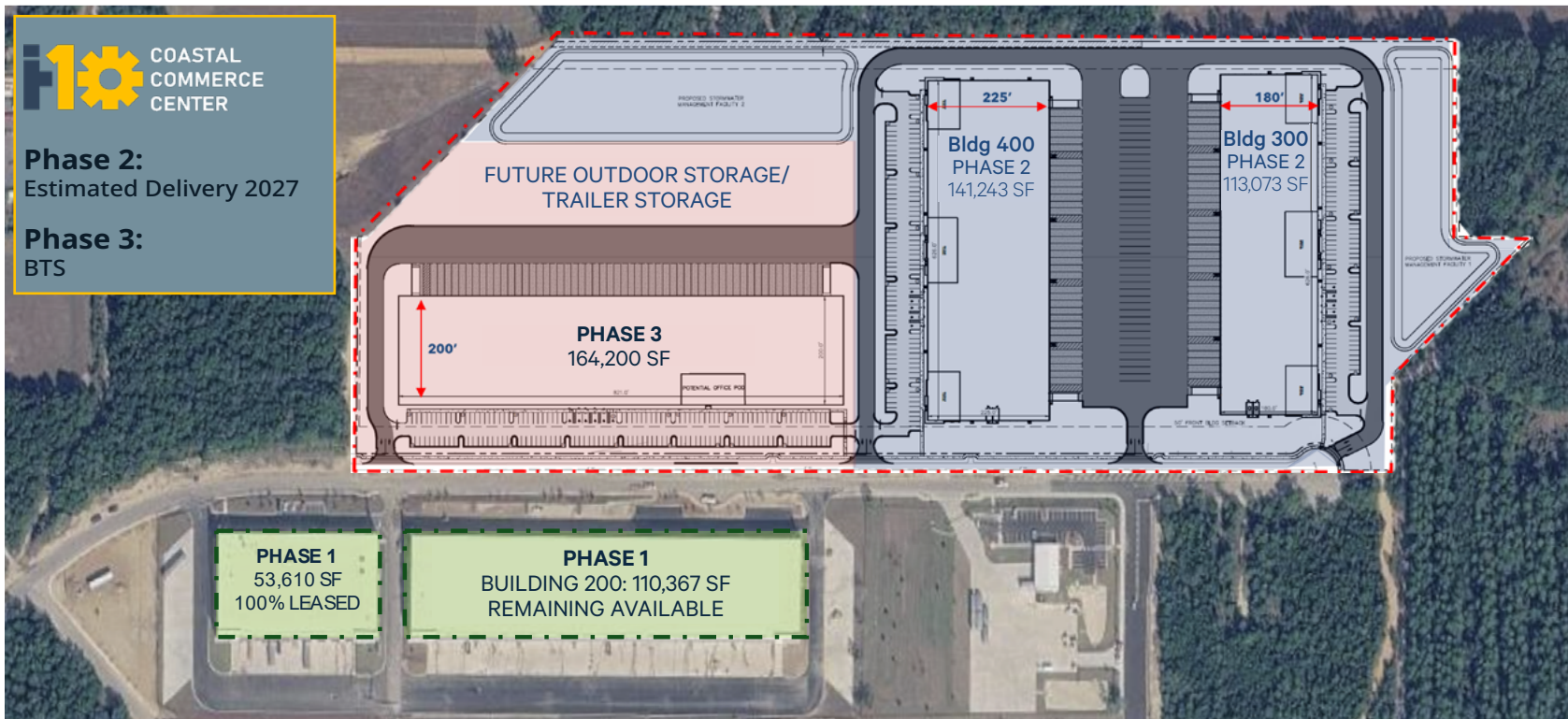


Building 300

Available Space:	113,073 SF
Acres:	8.84
Coverage:	29.25%
Design:	Tilt-Construction
Dimensions:	180' x 626'
Truck Court:	130' + Shared Court
Parking Spaces:	115
Dock Doors:	36
Drive-Ins:	2
Trailer Spaces:	20
Clear Height:	32'
ESFR Sprinkler:	Yes
Power:	±2,000 amps
Office:	1,500 SF and 2,500 SF
Tenant Design:	Multi-Tenant
Column Spacing:	58' x 52' (speed bay is 60' x 52')
Roof Type:	45mil TPO
Insulation:	R15
Utilities:	12.47 KV electric service from FPL, and a 2-inch natural gas line from City of Milton

Building 400

Available Space:	141,243 SF
Acres:	11.05
Coverage:	29.25%
Design:	Tilt-Construction
Dimensions:	225' x 626'
Truck Court:	130' + Shared Court
Parking Spaces:	107
Dock Doors:	36
Drive-Ins:	2
Trailer Spaces:	21
Clear Height:	32'
ESFR Sprinkler:	Yes
Power:	±2,000 amps
Office:	2,500 SF
Tenant Design:	Multi-Tenant
Column Spacing:	58' x 52' (speed bay is 60' x 52')
Roof Type:	45mil TPO
Insulation:	R15
Utilities:	12.47 KV electric service from FPL, and a 2-inch natural gas line from City of Milton



Phase 2 | Building 300

Estimated Delivery 2027

Phase 3

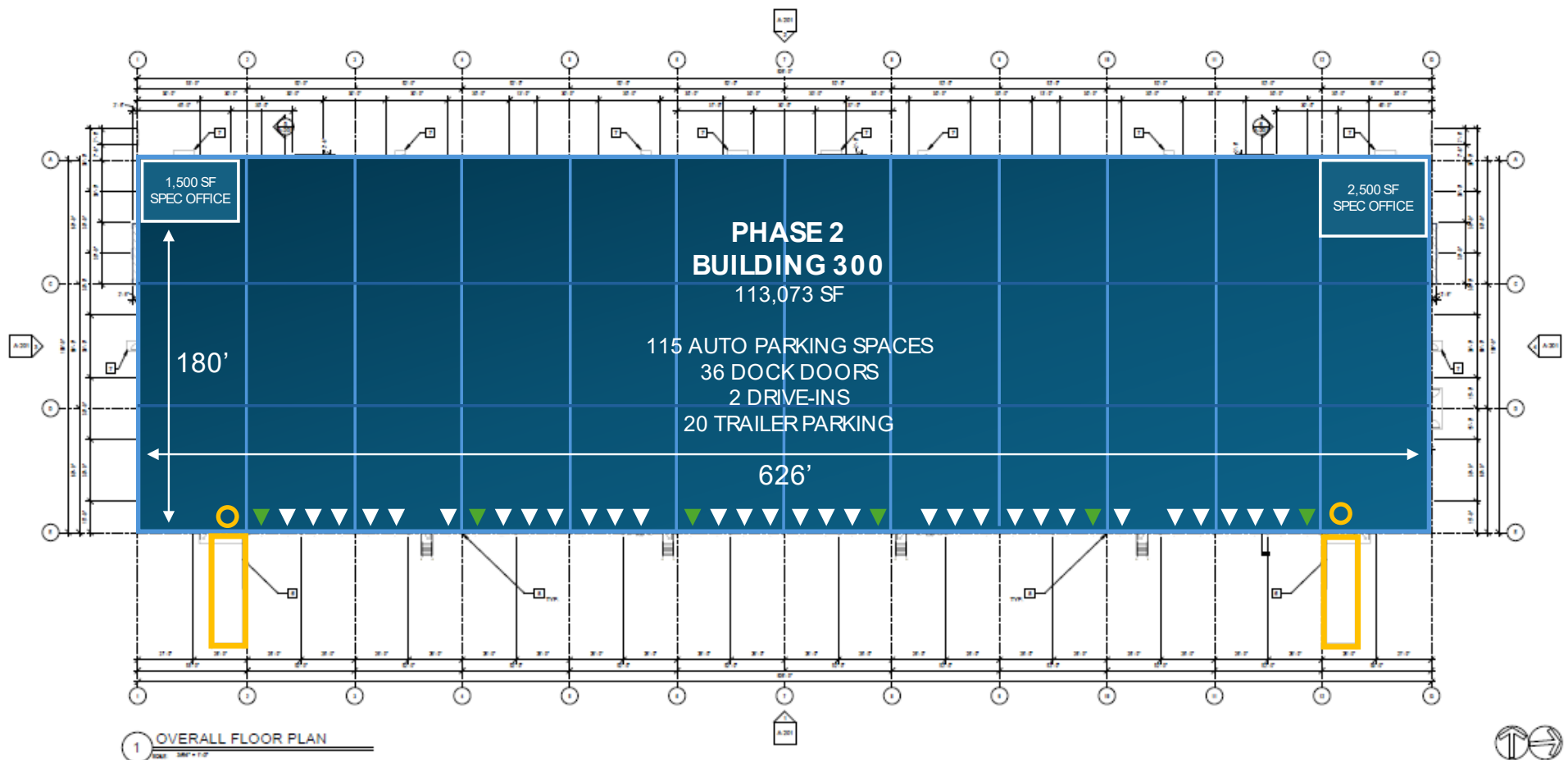
BTS



▽ (36) Dock Doors

○ (2) Drive in Ramps

▼ (6) Pit Levelers



Phase 2 | Building 400

Estimated Delivery 2027

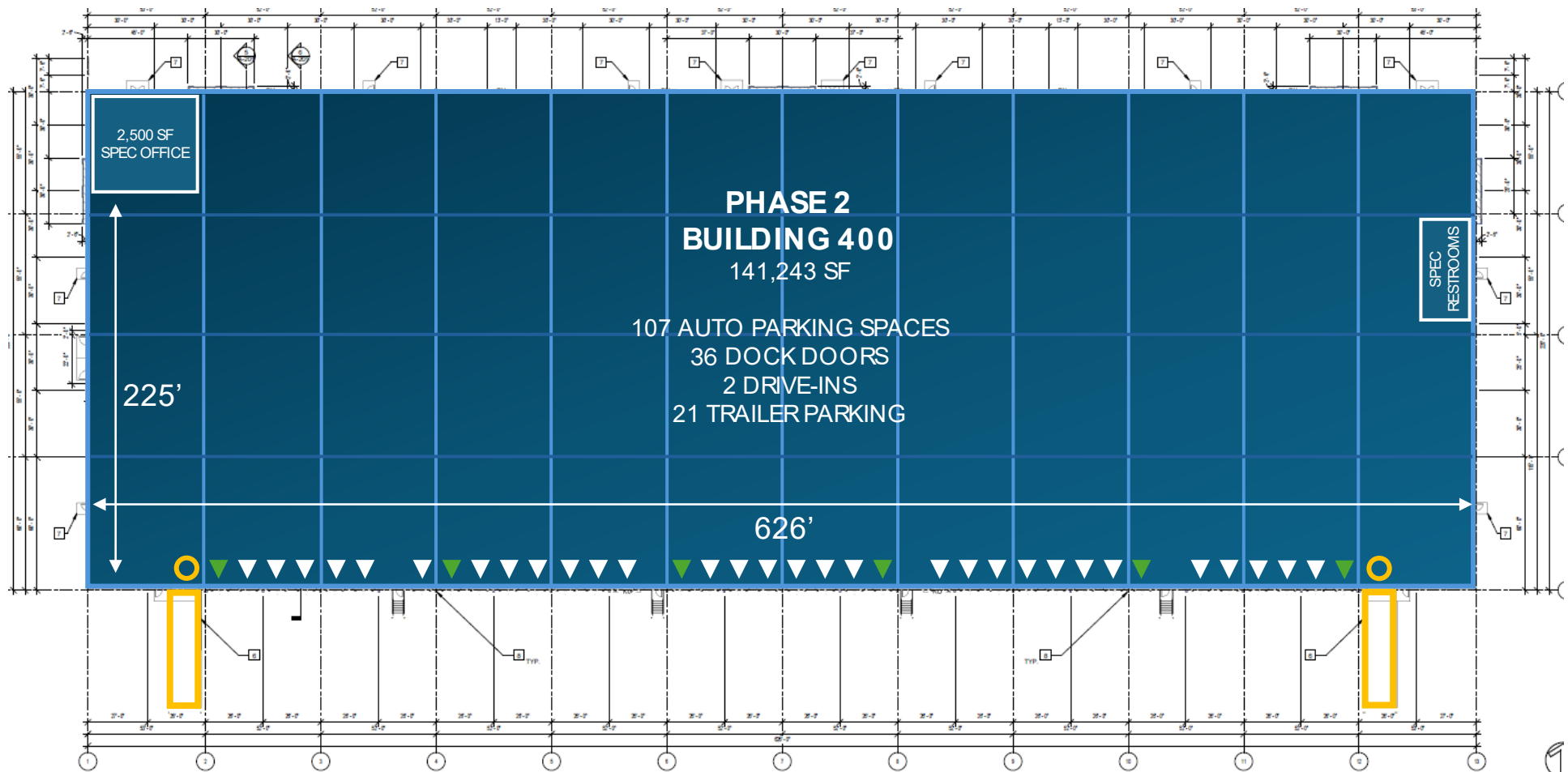
Phase 3

BTS

▽ (36) Dock Doors

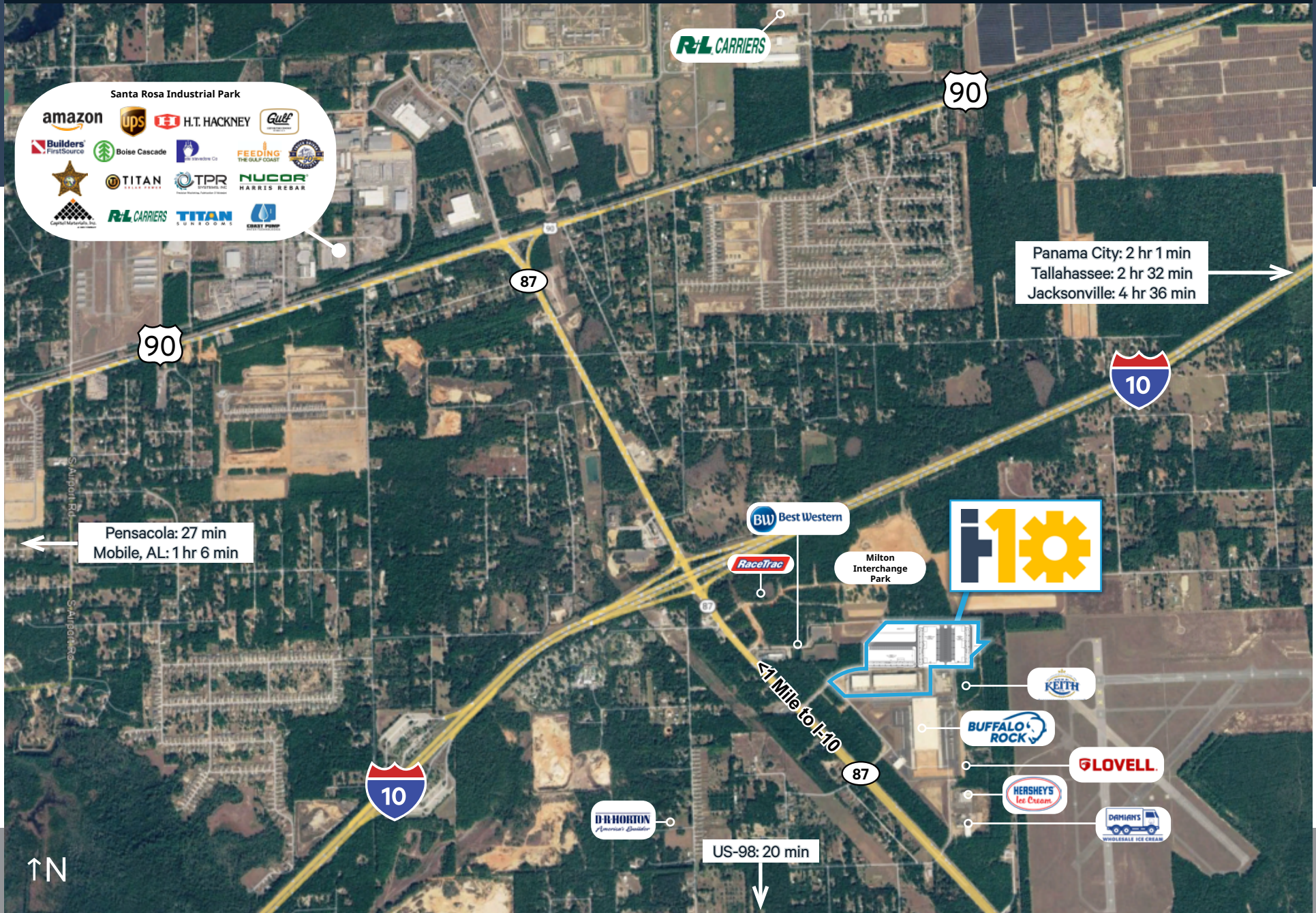
○ (2) Drive in Ramps

▼ (6) Pit Levelers



PRIME LOCATION IN NORTHWEST FLORIDA

I-10 Coastal Commerce Center is strategically located in Santa Rosa County, within the growing Northwest Florida I-10 Industrial Park. With immediate access to Interstate 10 from 4 lane divided highway 87, and less than one-hour from Interstate 65, this prime industrial opportunity provides convenient access to serve the entire Gulf Coast region and beyond. Northwest Florida I-10 Industrial Park includes businesses such as Buffalo Rock Co., Ben E. Keith, Hershey's Ice Cream, Damian's Ice Cream, and Mondelez International, LX Pantos all with projects underway.

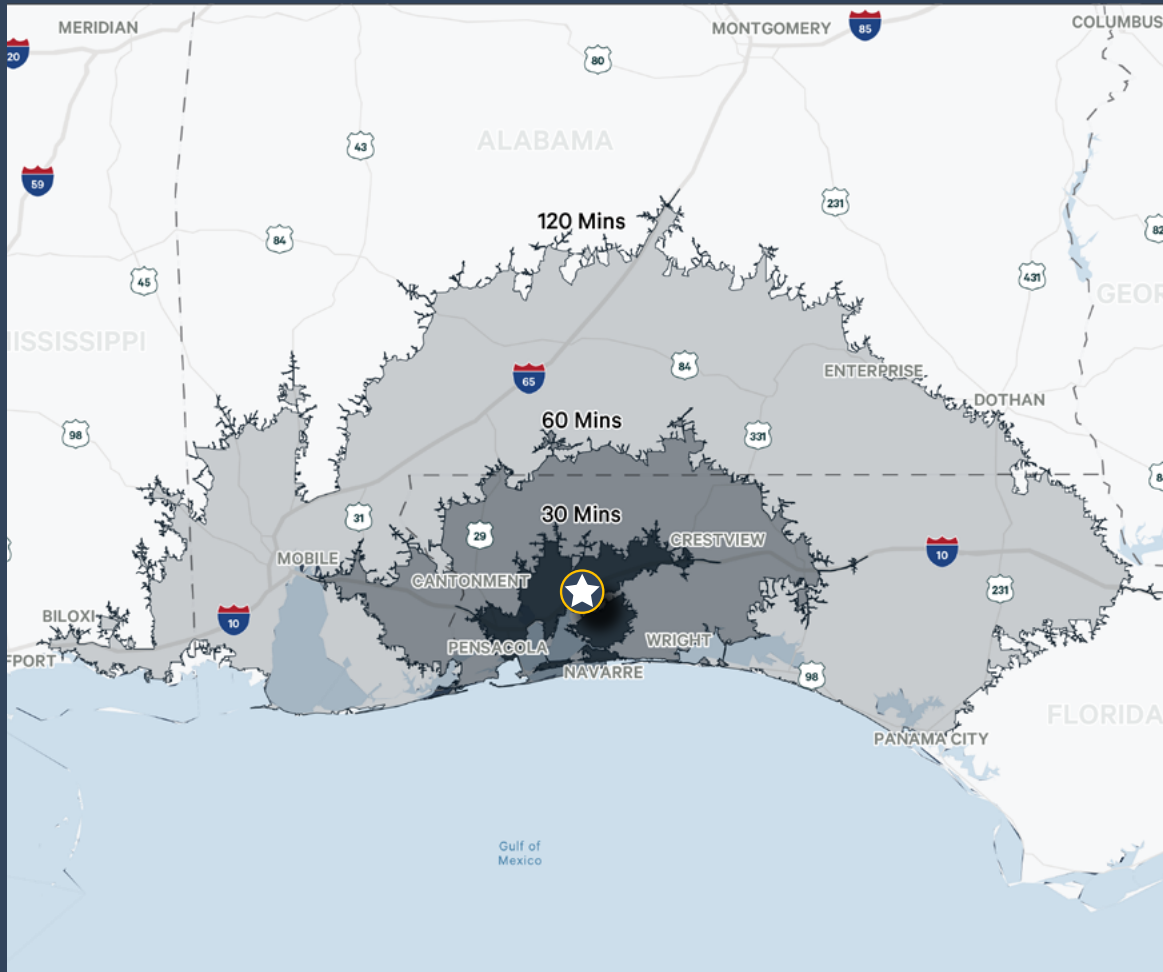


Property Images

Phase 1 construction is now complete and ready for tenant up-fit



Demographics



Demographics (Drive Time)	30 Min	1 Hr	2 Hr
Population	385,386	857,13	1,244,341
Population: Five Year Projection	402,661	898,439	1,258,220
Median Age	39.9	40.2	41.3
Civilian Population 16+ in Labor Force	186,145	412,859	570,020
Daytime Population	369,822	835,039	1,223,498
Households	167,124	381,257	628,085
Average Household Income	\$105,058	\$106,582	\$81,106
Unemployment Rate	4.2%	3.9%	4.1%
Daytime Employment	171,757	404,218	536,286
Median Home Value	\$342,991	\$347,783	\$206,487
Businesses	15,274	31,385	45,307
2025-2030 Compound Annual Household Growth Rate	1.10%	1.17%	0.40%

Santa Rosa County

Santa Rosa County, located in the Pensacola MSA, is thriving, being one of the fastest growing counties in the United States. With its strong military ties, the area offers a strong trained labor force, top rated schools and modern infrastructure. It is an ideal location for a variety of industry needs to serve the growing area, including distribution and logistics, light manufacturing, aerospace OEM and R&D, building supplies, and food & beverage.



8th
FASTEST GROWING
POPULATION IN FLORIDA
171,203



4th
HIGHEST MEDIAN HOUSEHOLD
INCOME IN FLORIDA



34,000
AREA MILITARY RETIREES
2,400 MORE EVERY YEAR



83,192
LABORFORCE



1.9%
PER YEAR POPULATION
GROWTH THROUGH 2025



1,500
NEW SINGLE-FAMILY HOMES WILL BE
NEEDED ANNUALLY TO MEET
PROJECTED POPULATION GROWTH



800
INDUSTRY CERTIFIED
GRADUATES IN 2018



GRADE A
SCHOOL DISTRICT

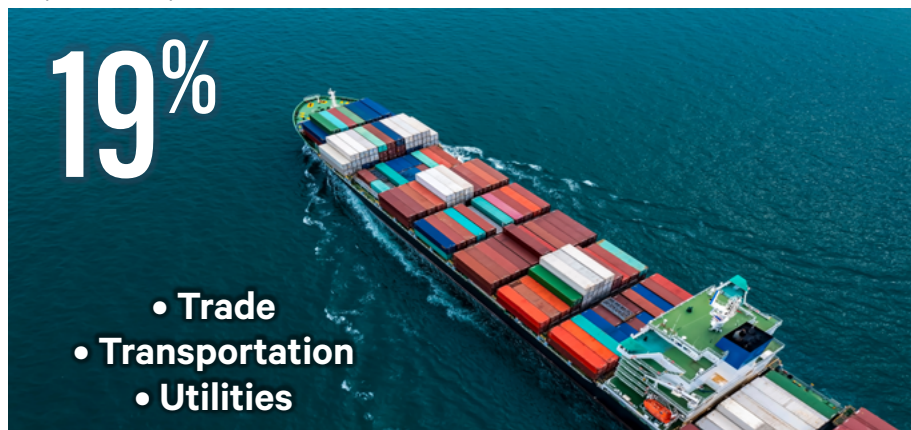
Western Panhandle

The Western Panhandle is in the westernmost part of Florida, bordered by the Gulf of Mexico on its south and Alabama on its north and west. The Western Panhandle encompasses Escambia County and Santa Rosa County, more often known for the white sand beaches that draw national and international travelers and is also a destination for business. Beyond the beaches, the Panhandle is full of growing communities, old Florida charm, and business diversity. The region continues to attract and grow companies in sectors like aerospace, cyber, and manufacturing – just to name a few. The Western Panhandle is no longer just a beach destination, it has become a compelling place for businesses to establish and expand operations and now can boast world-class industrial and commercial locations to accommodate the growth.

Top 5 Jobs by Employers

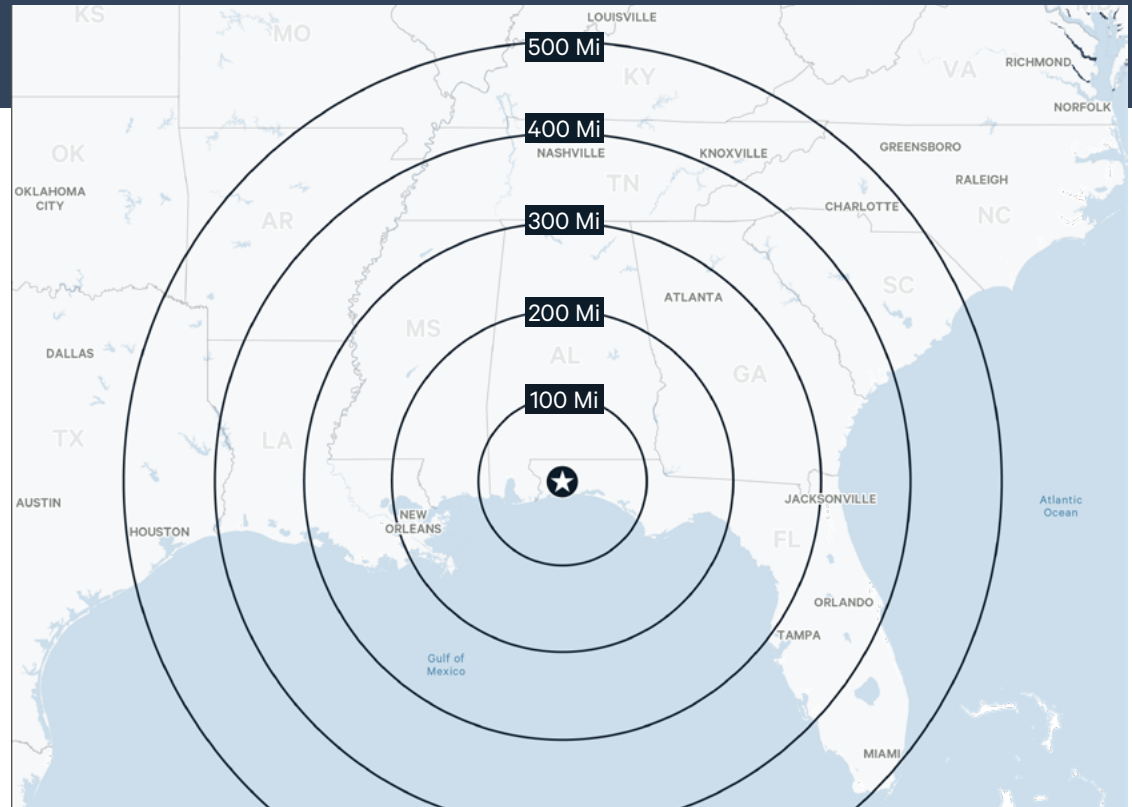
Employer	Total Employed
Naval Air Station Pensacola	23,000
Navy Federal Credit Union	8,729
Baptist Health Care	5,434
Sacred Heart Health Systems	4,820
University of West Florida	2,447

Top Jobs by Sector



Central to Local and Major Regional Markets

Location	Distance	Drive Time
Pensacola, FL	26 Miles	26 min
Destin, FL	41 Miles	55 min
Mobile, AL	72 Miles	1 hr 5 min
Panama City, FL	106 Miles	2 hr 2 min
Tallahassee, FL	172 Miles	2 hr 32 min
New Orleans, LA	216 Miles	3 hr 14 min
Birmingham, AL	243 Miles	3 hr 47 min
Atlanta, GA	305 Miles	4 hr 51 min
Jacksonville, FL	333 Miles	4 hr 36 min
Nashville, TN	432 Miles	6 hr 27 min
Memphis, TN	462 Miles	7 hr 2 min
Houston, TX	539 Miles	7 hr 55 min



Contact Us

Elizabeth Forsythe
CBRE
First Vice President
T +1 850 585 5290
elizabeth.forsythe@cbre.com

Sam Herrera
CBRE
Associate
T +1 714 227 3829
sam.herrera@cbre.com

Tom Watson
CBRE
Senior Vice President
T +1 850 527 3524
thomas.watson@cbre.com

Ed Cronley
Neal & Company
Partner
T +1 850 776 0531
cronley@nealcommercial.com



© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Prior to including any photos in any materials, you must first make sure that CBRE has the right to use such photos from the copyright owner, and determine whether our marketing materials must include a credit to the copyright owner.