

FOR SALE

1325 W DETROIT BLVD

TRIPLE NET INVESTMENT -
INDUSTRIAL - PENSACOLA
MARKET

Pensacola, FL 32534

PRESENTED BY:

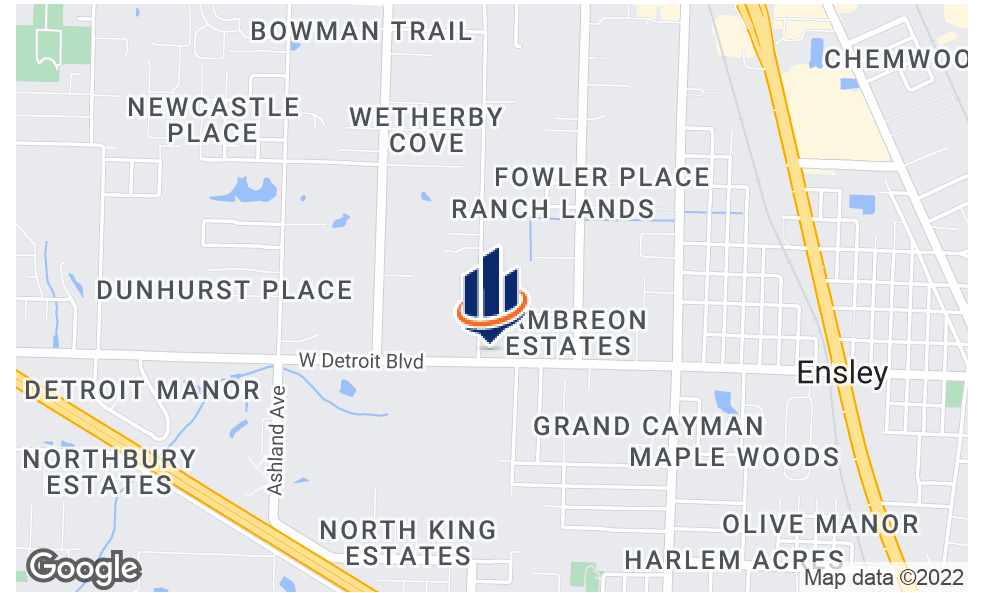
MICHAEL CARRO, CCIM

O: 850.434.7500

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FL #BK3179263





OFFERING SUMMARY

SALE PRICE:	\$2,705,728
NOI:	\$196,127
CAP RATE:	7.25%
ANNUAL INCREASES:	2.5%
BUILDING SIZE:	28,600 SF
LOT SIZE:	10.38 Acres
PRICE / SF:	\$94.61
YEAR BUILT:	1985
MARKET:	Pensacola

PROPERTY OVERVIEW

NNN Industrial Property with 3 Years remaining on this Lease [Lease Expires December 2024]

About the property: Easy access from I-10, Hwy 29, Johnson Ave and Detroit Blvd. This site is zoned for outside storage and is level. Five warehouse buildings.

Building 1 - 5,200 SF warehouse & 3,120 SF office space

Building 2 - 8,000 SF warehouse

Building 3 - 4,240 SF warehouse

Building 4 - 4,500 SF warehouse

Building 5 - 2,520 SF warehouse

PROPERTY HIGHLIGHTS

- Current Tenant in place for 20 Years
- Difficult to relocate this type of facility, Warehouse & office space in excellent condition
- Easy access from I-10, Hwy 29 and Detroit Blvd, Zoning allows for significant industrial uses
- ZONED: HC/LI and MDR

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GULF COAST INDUSTRIAL

AN ASRC INDUSTRIAL COMPANY

LEASE HIGHLIGHTS

- NNN Ground Lease
- Lease Expires 12/31/2024
- Lease rate increased Jan 1 to \$196,127.63
- 1/1/23 will increase to \$201,030.82
- 1/1/24 will increase to \$206,056.59

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TENANT OVERVIEW

COMPANY:	Mansfield Industrial
OWNED BY:	Gulf Coast Industrial Inc
TENANCY LENGTH:	20+ years
LEASE RATE:	\$196,127.63
HEADQUARTERS:	Pensacola, FL
WEBSITE:	https://aisgulfcoastindustrial.com/

TENANT HIGHLIGHTS

- Tenant is Mansfield Industrial owned by Gulf Coast Industrial Inc
- Company has leased at this location 20+ years
- Difficult to relocate this type of facility

ABOUT THE TENANT

Gulf Coast Industrial (Gulf Coast) provides industrial painting and coating, fireproofing, insulation, scaffolding, and asbestos, and lead abatement in the Gulf Coast region and beyond.

With five locations and nearly 50 years of experience, Gulf Coast can handle the most challenging projects regardless of their location, complexity, or material requirements. They combine best practices with innovative ideas to provide an experience customized to each individual client's needs, rather than a one-size-fits-all approach.



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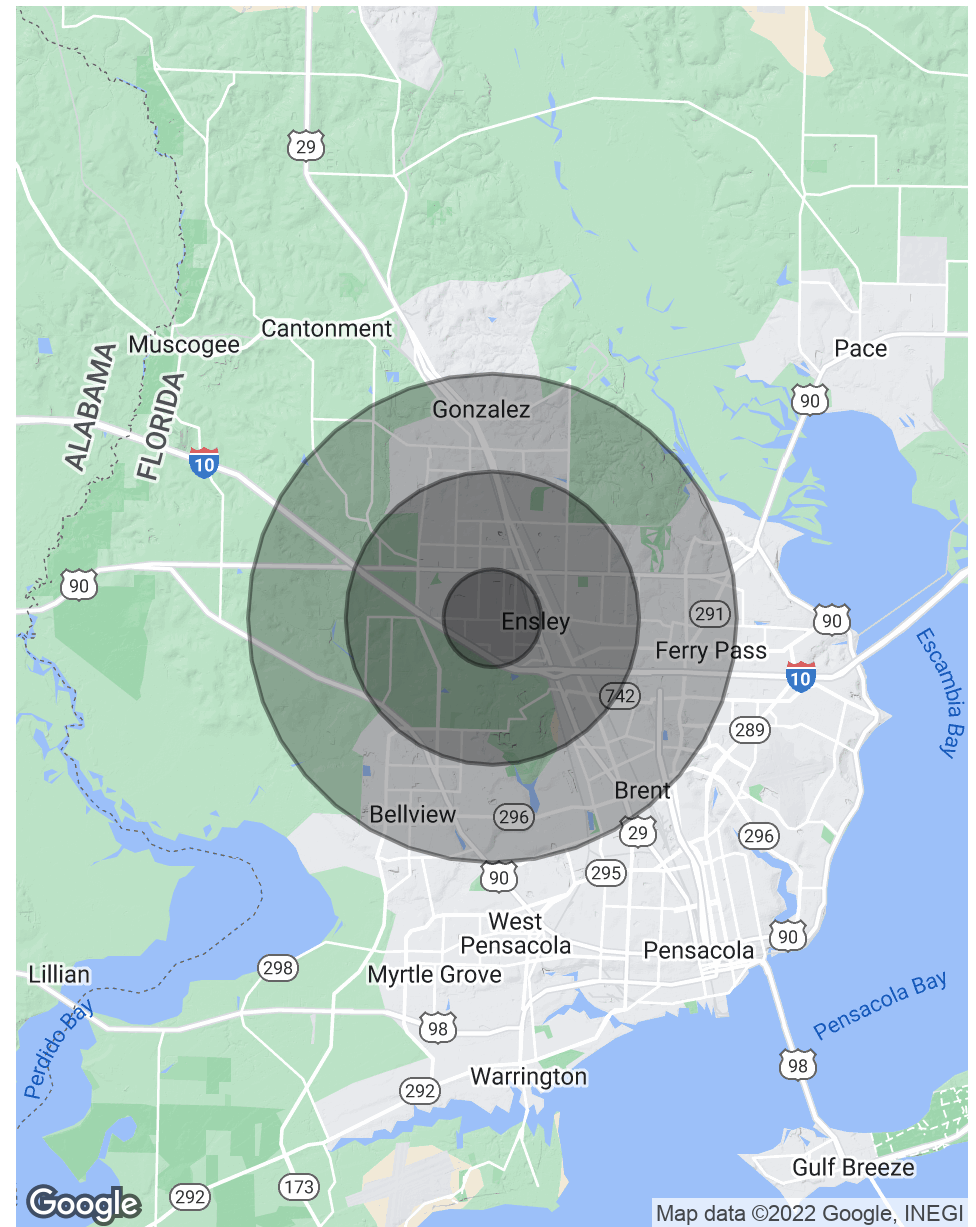
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,417	35,171	99,684
AVERAGE AGE	46.4	41.4	38.5
AVERAGE AGE (MALE)	43.5	40.5	37.7
AVERAGE AGE (FEMALE)	50.5	43.6	40.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,523	14,588	39,106
# OF PERSONS PER HH	2.2	2.4	2.5
AVERAGE HH INCOME	\$49,871	\$57,624	\$57,695
AVERAGE HOUSE VALUE	\$159,497	\$178,336	\$169,261

* Demographic data derived from 2010 US Census



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PROFESSIONAL BACKGROUND

Michael Carro is a CCIM and Commercial Broker Licensed in Florida, Alabama and Mississippi. He is a Principal at SVN | SouthLand Commercial Real Estate with offices in Pensacola, Panama City and Tallahassee. He received the NAIOP 2010 "Broker Deal of the Year" Award, "New Development of the Year" Award in 2014 and Broker Deal of the Year in 2016. In 2016, he was the #1 Top Producer in the State of Florida, and the #3 Top Producer in the USA for SVN out of 3500 Advisors.

2014-2019 Top Producer at SVN Southland Commercial
2009-2013 Top Producer at NAI Halford (now NAI Pensacola)
2016 #1 Top Producer in the State of Florida for SVN
2016 #3 Top Producer in the USA for SVN
2016 NAIOP Broker Deal of the Year Award Winner

EDUCATION

- Graduated from the University of Arizona with a BS in Business Administration
- Member of the Alpha Tau Omega fraternity; Cheerleader for the University of Arizona from 1987 to 1990.

MEMBERSHIPS

- Former President of Gallery Night Pensacola
- Board Member for the Downtown Improvement Board
- Former President of Pathways For Change, a faith-based sentencing option for non-violent criminal offenders.
- Former President of the Northeast Pensacola Sertoma and "Sertoman of the Year" in 2012 and 2013.
- 2008 Received the National "President's Volunteer Service Award"

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