

For Lease
**Distribution/
Manufacturing WHSE.**



7801 Sears Boulevard

Pensacola, Florida 32514

For more information:

John Griffing

850 450 5126 • jgriffing@naihalford.com

Cameron Cauley

850 291 3341 • ccauley@naihalford.com

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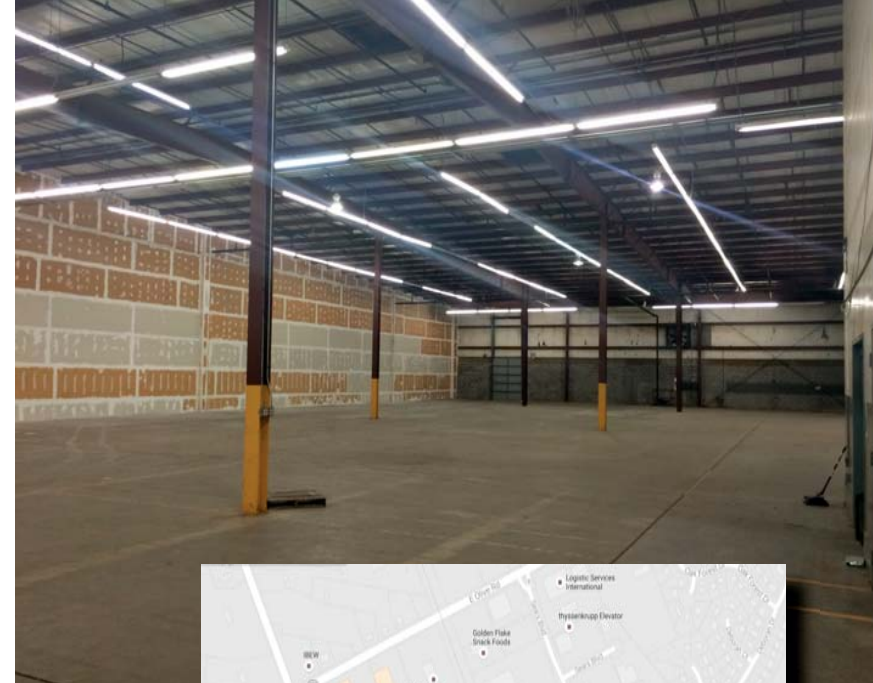
24 West Chase Street
Pensacola, FL 32505
850 433 0577

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Summary

7801 Sears Blvd.
Pensacola, FL.



Highlights

- Strong, Stable Location - Centrally located to Interstate, Rail and Port
2.5 miles to I10
- Open FloorPlan: 25 Foot Center Span
- 22 Foot Eave Height
- 3 Phase, 400 AMP, Roll Ups
- Extremely low pass through .54 total!



Property Information

7801 Sears Blvd.
Pensacola, FL



Property Profile

Space: 25,402 Square Feet
Office: 1,250 SF
Warehouse: 24,152 SF
Lot Size: 13.59 Acres
Parcel ID: 2115302101000055
Legal Description: infile
Year Built: 1974
Zoning: HC-LI

UTILITIES

Water and Sewer: ECUA
Electricity: Gulf Power

Lease Terms

Rate: \$10,054.96 per mo, plus sales tax
Lease Type: NNN
Term: Five (5) Years

EXTERIOR DETAILS

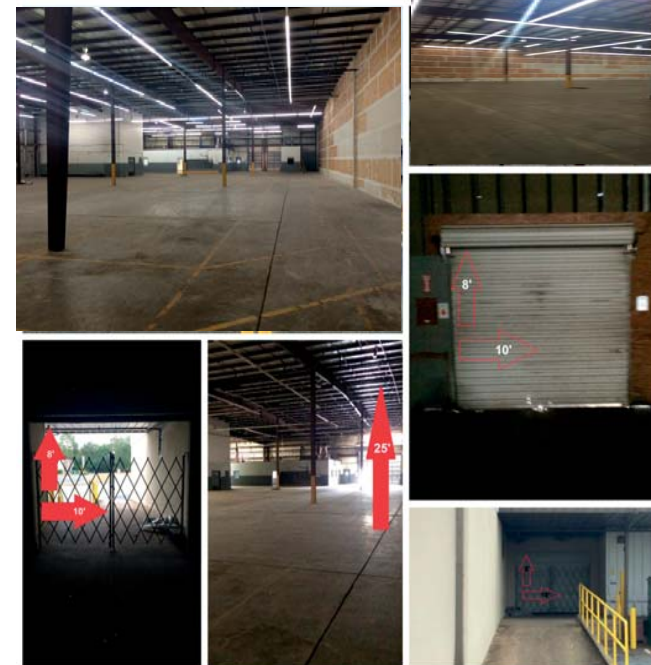
Exterior Finish: Metal Modular Concrete Finish
Windows: Fixed
Roof: Steel Truss
Overhead Doors: Four 8x10' roll up doors (three dock high, one grade)
Rear 8x10' Roll Up
Covered Loading Dock
Parking: Asphalt parking, concrete walks and ramps
Landscaping: Mature, professional
Topography: Level

INTERIOR DETAILS

Interior: Open Floor Plan
25 FT Centerspan
22FT EAVE Height
1,250 SF Climate Controlled Office
Additional mezzanine storage area
Dry wall
Clear Span
Floor Coverings: Commercial grade Concrete
Rest Rooms: Common Men's & Women's handicap accessible rest rooms

MECHANICAL DETAILS

HVAC: Roof Mounted
Sprinkled: Yes; Wet
Electrical: 480 Volt
3-Phase
400 AMP Electrical

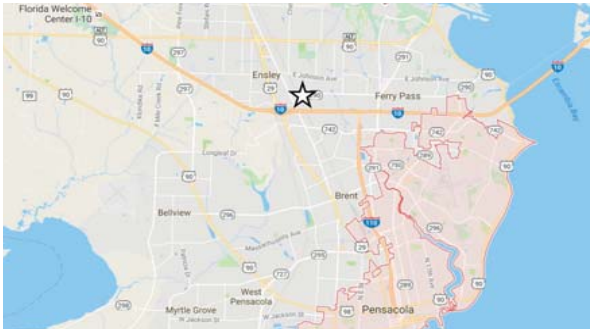


Area Overview

7801 Sears Blvd
Pensacola, FL

TRANSPORTATION AND TRADE HIGHWAY

Strategic location just off Interstate 10. I-10 is the southernmost cross-country interstate highway in the American Interstate Highway System. It stretches from the Pacific Ocean at State Route 1 (SR 1) (Pacific Coast Highway) in Santa Monica, California, to I-95 in Jacksonville, Florida. This freeway is part of the originally planned Interstate Highway network that was laid out in 1956, and its last section was completed in 1990. I-10 is the fourth-longest Interstate Highway in the United States, Florida's largest east-west connector, Interstate 10, runs right through the region. Products can reach much of



the United States and parts of Canada by truck within a single day

SHIPPING AND DISTRIBUTION

Within a five-mile radius, residents and business can access major thoroughfares by land, sea or air with Interstate 10, CSX and the Gulf Coast Railway, three

deep-water ports, two of which have foreign trade zone designations, an international airport with 11 non-stop flights, and entry to the Intercoastal Waterway.

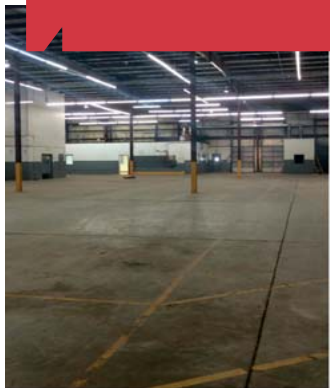
The Port of Pensacola is currently the only Florida port reimagining itself as a vessel services center for the US Gulf offshore oil and gas industry.

Our telecommunications and utilities infrastructures are state-of-the-art and ready to serve.



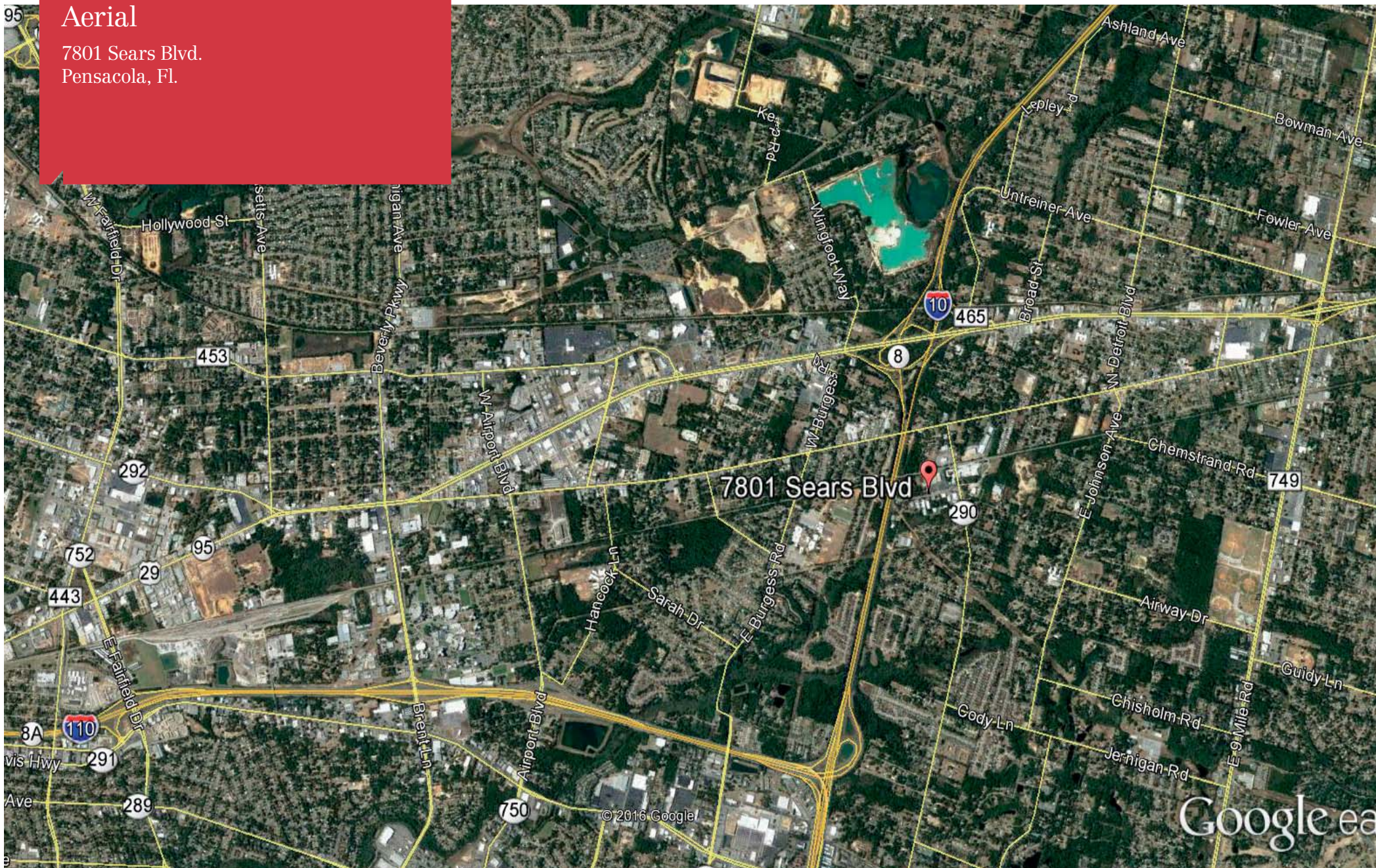
Property Photos

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Pensacola, FL.

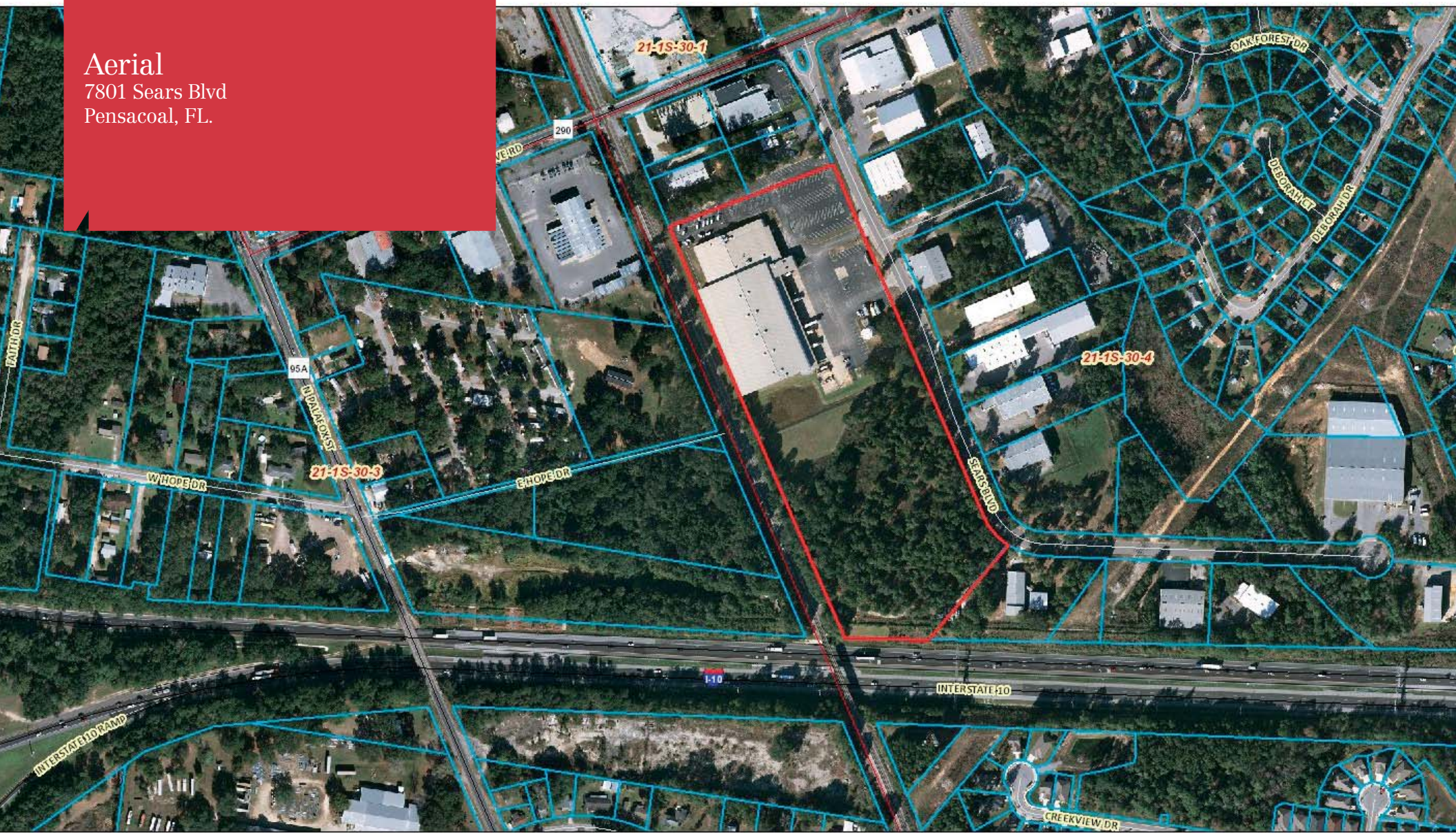


Aerial

7801 Sears Blvd.
Pensacola, FL.



Aerial
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Disclaimer

This document is intended for indicative purposes only and may not be construed as contractual. All information contained in this document has been provided by NAI Halford who accepts no responsibility for its accuracy. Verification of the information herein remains the responsibility of the lessee.

The Owner retains the right to modify the indicated conditions or to withdraw the Property from lease at any time.

In the case of a material change in the information contained herein the proposed condition of leasing may be varied.

For more information:

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