



WAREHOUSE FOR LEASE

3375 COPTER RD.
PENSACOLA, FL 32514

Michael Carro, CCIM
Senior Advisor, Principal
850.434.7500
mcarro@svn.com

Ellyson Industrial Park



OFFERING SUMMARY

Available SF:	7500 SF
Lease Rate:	\$4062.50/MO + (NNN)
Lot Size:	5 Acres
Building Size:	75,000
Year Built:	2000
Zoning:	HC/LI
Market:	Pensacola
Submarket:	Ellyson Industrial Park

PROPERTY OVERVIEW

This fully insulated building has an eave height of 20', Dock High Doors, and is equipped with Exhaust Fans. There is one 7500 SF space that includes 900 SF of conditioned office space and 2 restrooms. The 5 Acre lot has good ingress/egress for large vehicles and centrally located between Scenic Hwy 90 and Davis just North of I-10.

PROPERTY HIGHLIGHTS

- Located in Ellyson Industrial Park
- 7500 SF Available
- 900 SF Office
- 2 Restrooms
- 20' Eave Height
- 4 Dock High Roll Up Doors
- Easy Ingress/Egress
- Well Maintained

Exterior



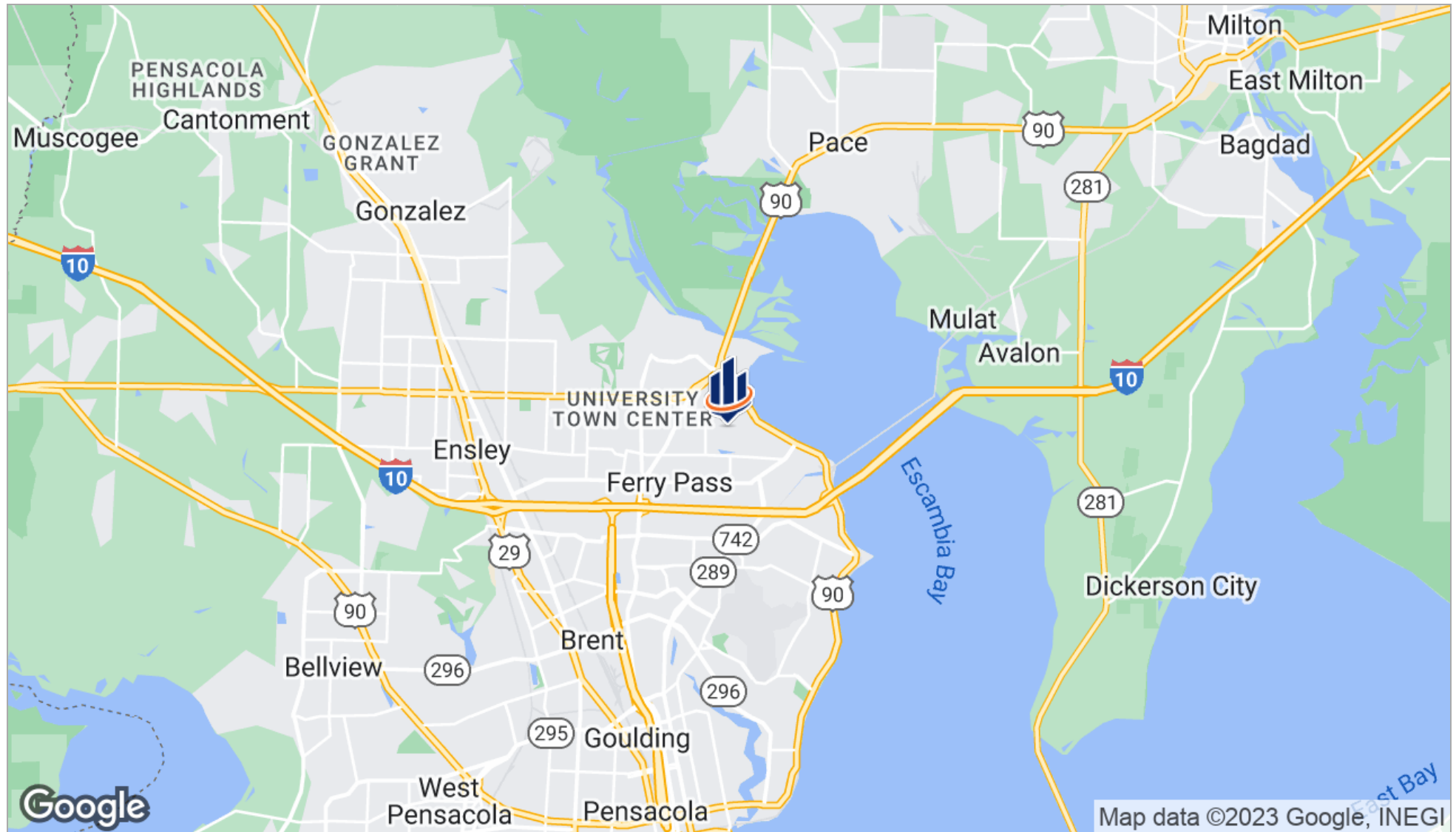
Warehouse



Office Area



Location Maps



Aerial Map



Michael Carro, CCIM

MICHAEL CARRO, CCIM

Senior Advisor, Principal



186 N. Palafox Street
Pensacola, FL 32502
T 850.434.7500
C 850.380.3344
mcarro@svn.com
FL #BK3179263

PROFESSIONAL BACKGROUND

Michael Carro is a CCIM and Commercial Broker Licensed in Florida and Alabama. He is a Principal at SVN | SouthLand Commercial Real Estate with offices in Pensacola, Panama City and Tallahassee. Before starting SVN | SouthLand Commercial, he was the 2009, 2010, 2011 & 2012 Top Producer for NAI Halford. He received the NAIOP 2010 "Broker Deal of the Year" Award and the NAIOP "New Development of the Year" in 2014. He has been Top Producer for SVN | SouthLand Commercial in 2014-2020. In 2016, he was the #1 Top Producer in the State of Florida, and the #3 Top Producer in the USA for SVN. He was also the recipient of the NAIOP Broker Deal of the Year Award in 2016.

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

Restaurant Background

- Founded The Restaurant Realty Network and TheRestaurantRealty.com
- Hosts "The Restaurant Realty Show" weekly on News Radio 1620.
- In 1999 and 2000 oversaw the acquisition of 120 Hardee's Restaurant locations in Springfield, IL; Biloxi, MS; Pensacola, FL; Huntsville, Montgomery and Mobile, AL
- Was a member of the International Hardee's Franchise Association (IHFA) and on the purchasing committee 2002-2006

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 & AFFILIATIONS

- 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"