



# STONE BLVD INDUSTRIAL PARK WAREHOUSE SPACE

85 STONE BLVD  
CANTONMENT, FL 32533

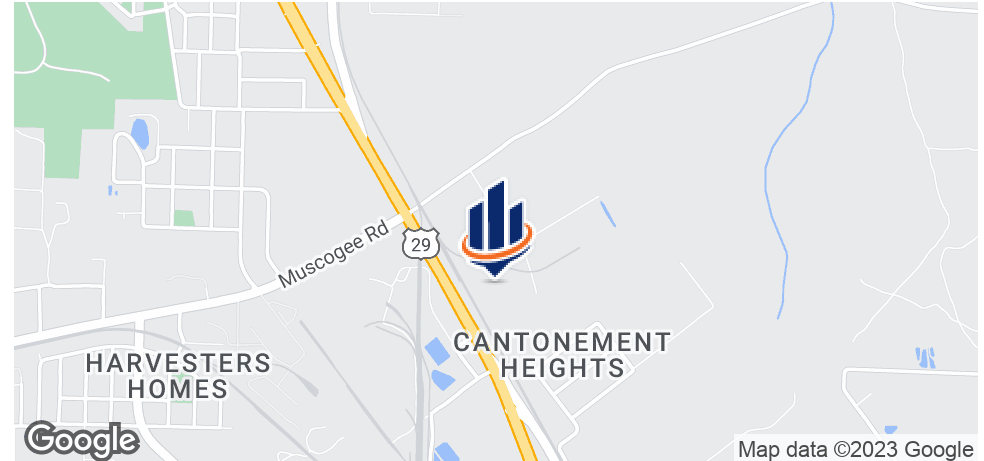
HIGHWAY 29 AADT: 20,500



Michael Carro, CCIM  
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# Property Summary



## OFFERING SUMMARY

Available SF:

Lease Rate:

Negotiable

Lot Size:

11.32 Acres

Year Built:

1993

Building Size:

117,000 SF

Zoning:

ID-2

Market:

Pensacola

Submarket:

Cantonment

## PROPERTY OVERVIEW

Large warehouse located in the Stone Boulevard Industrial Park. Approx. 46,000 SF Available of a 117,000 SF building. 5 Dock Doors [4 are 9' wide & 1 is 12' wide]. Has the ability to increase number of dock doors and/or grade level doors. 20' eave height. with a center height at 33" Building sits on 11.32 +/- acre lot. Zoned ID-2 Fire Suppression System, Alarm System, Gas Heaters, Insulated Walls & Ceiling.

## PROPERTY HIGHLIGHTS

- Zoned ID-2
- 20' eave height
- Fire Suppression System
- Alarm System
- Gas Heaters
- Insulated Walls & Ceiling
- Column Space 60' x 30'
- LED Lights

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The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.



# Additional Photos





# Additional Photos



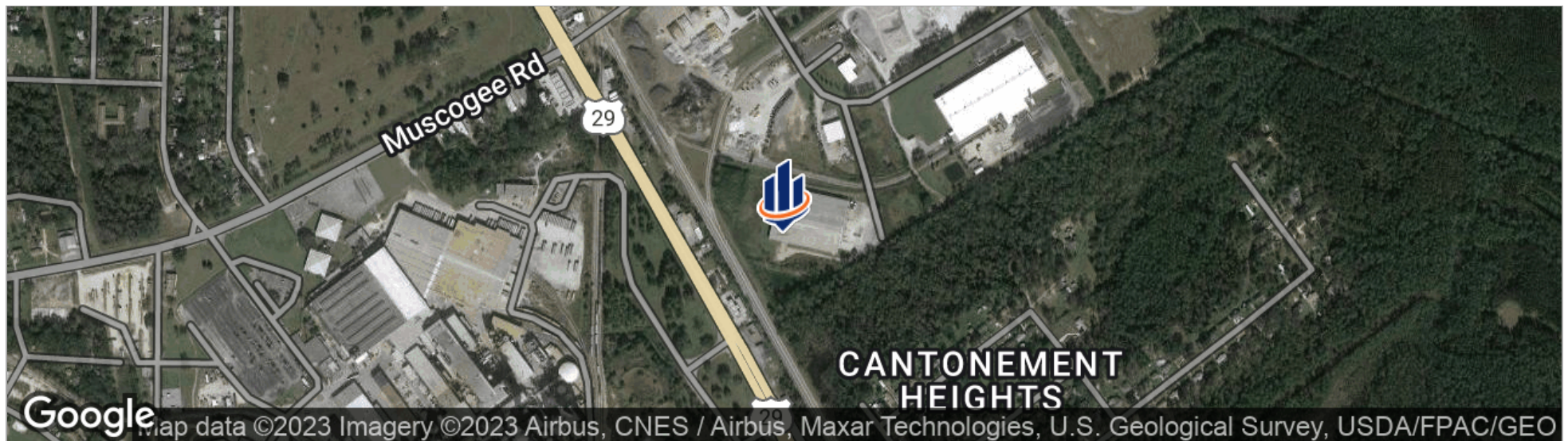
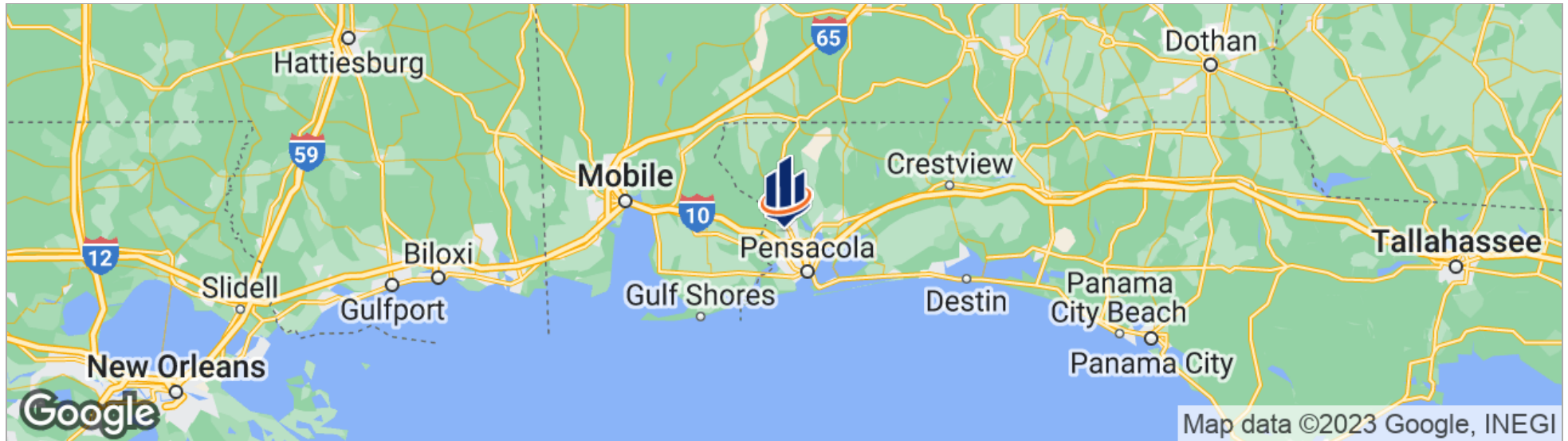


# Additional Photos





# Location Maps





# Michael Carro, CCIM

## MICHAEL CARRO, CCIM

Senior Advisor, Principal



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## 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"