

INDUSTRIAL PROPERTY FOR LEASE
NOVEMBER 2025

MCLEMORE

3350 MCLEMORE ST
PENSACOLA, FL



stirling

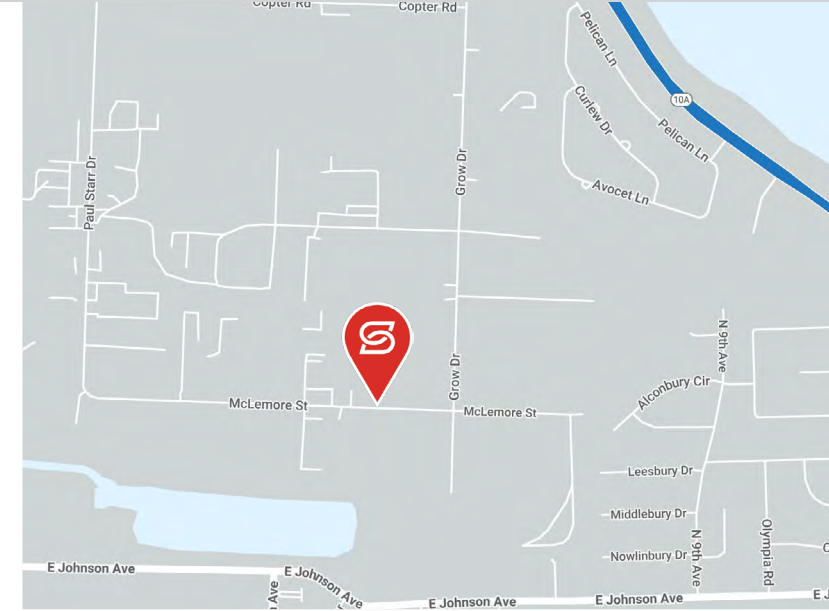
SUMMARY

PHOTOS

SITE PLAN

LOCATION AERIAL

DEMOGRAPHICS



FOR LEASE

OFFERING SUMMARY

Lease rate	\$11.25 SF/yr (\$3.00 NNN)
Building Size	46,520 SF
Available SF	46,520 SF
Lot Size	2.25 Acres
Year Built	1997
Zoning	HC/LI
Market	Pensacola
Submarket	Ellyson Industrial

PROPERTY HIGHLIGHTS

- Located in Ellyson Industrial Park
- 6 Roll up Doors / 2 Dock High
- Zoned HC/LI
- Convenient access
- Ample parking
- Some Fenced Yard

PROPERTY OVERVIEW

Discover an exceptional opportunity in Pensacola's premier industrial park, Ellyson Industrial Park. This 46,424 SF facility is situated on 2.25 acres offering outstanding functionality, accessibility, and expansion potential. Zoned HCLI, the property is ideal for a wide range of industrial uses, distribution operations, or manufacturing.

The building features six (6) ground-level roll-up doors and two (2) dock-high loading doors, providing excellent logistical versatility for shipping, receiving, and workflow optimization. With 24' to 28' clear ceiling heights, the warehouse offers abundant vertical storage capability and efficient racking potential. Additionally, the facility offers 3,900 SF of office space that supports all operational needs. The office area includes six private offices, a reception area, conference room, break room, and restrooms, offering a functional and comfortable environment for administrative and managerial staff.

Located in Pensacola's most established industrial park with easy access to major transportation routes, this property is perfectly positioned for businesses seeking scalability, visibility, and long-term operational efficiency.

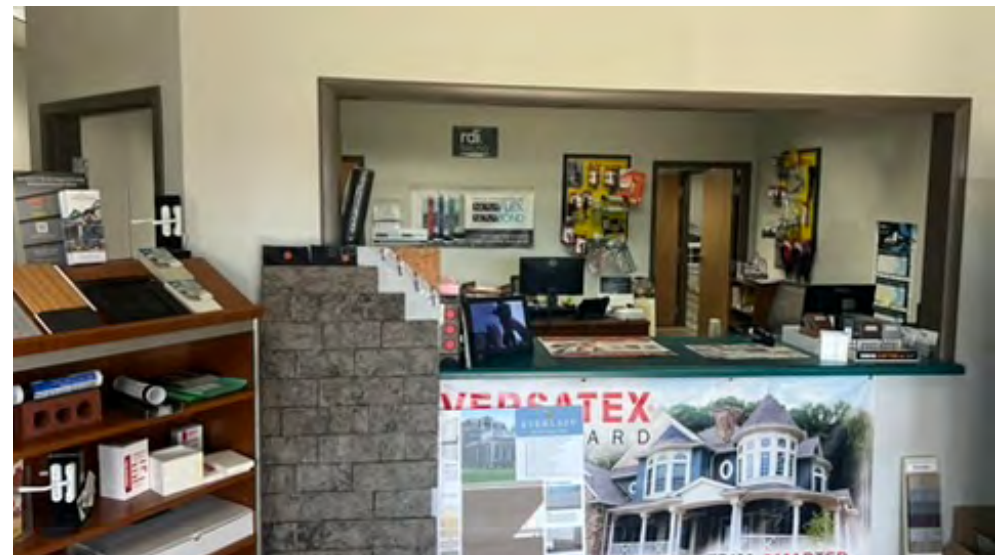
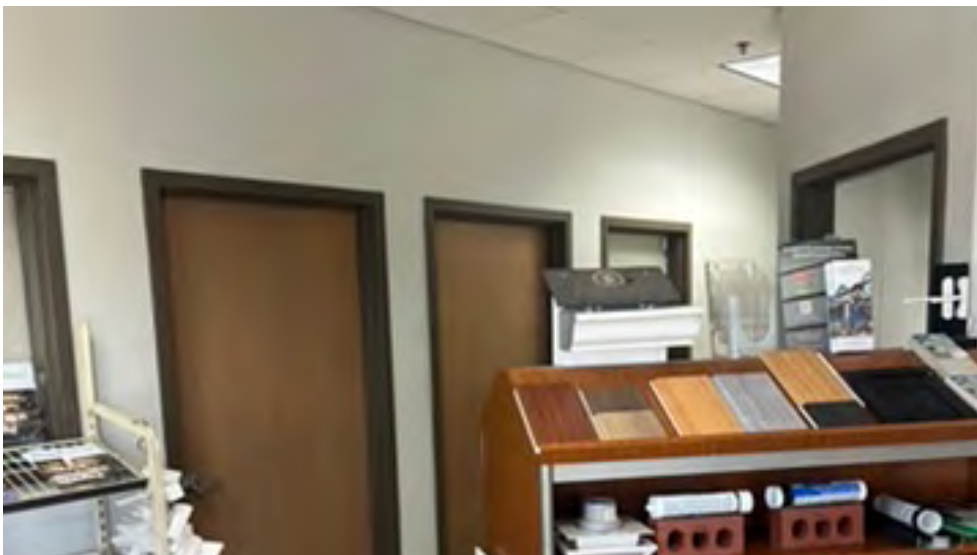
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2025 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
	5,922	44,023	86,812

POPULATION

	1 MILE	3 MILE	5 MILE
	\$98,592	\$95,353	\$97,418

AVG. HH INCOME

	1 MILE	3 MILE	5 MILE
	2,609	19,319	35,296

HOUSEHOLDS

