

FOR SALE OR LEASE

108 & 109 KELLY ROAD

2 PARCELS IN OKALOOSA COUNTY

NICEVILLE, FL 32578



UNIQUE SHOWROOM AND INDUSTRIAL SPACE

Improved 11,800+/- SF office/flex building (6,315 SF base heated & cooled) located immediately off the primary commercial corridor through Niceville, FL, Highway 20. The parcel south and across Kelly Road from Subject is also available for Sale or Lease. It offers ample parking and additional studio space of approx. 2000 SF. Property offers good location with visibility from the signaled intersection of John Sims Parkway and Government Avenue. The property holds favorable proximity to Eglin Air Force Base, the Destin-Fort Walton Beach Airport (VPS), and Hwy 85 northerly route to Crestview and Interstate 10.

Freestanding metal building offering flexible showroom/reception, office, and large warehouse space. Past improvements to the office and showroom portion offer extensive cabinetry throughout. High ceilings in the office area provide a comfortable, spacious working environment.



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FOR SALE OR LEASE

INDUSTRIAL AND SHOWROOM SPACE



FLEX SPACE FEATURES

- + Available immediately
- + 6,315 SF available 1st floor
- + 5,487 SF available 2nd floor
- + **11,802 total rentable SF**
- + Year built 2003
- + Zoning: C-2 General Commercial
- + Immediate to Hwy 20 with 46,000 avg daily traffic counts
- + Dimensions: 50' x 120' + (315 SF)



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LOCATION

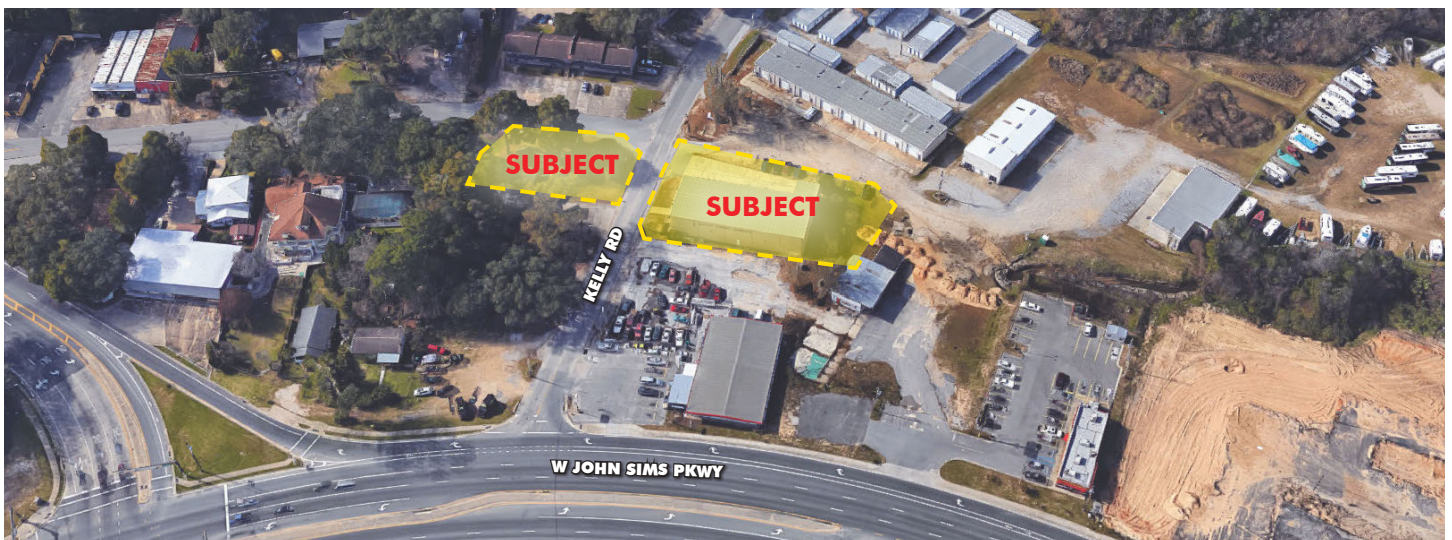
Positioned immediately off the primary commercial corridor through Niceville, FL, Highway 20. Offering convenience and optimal proximity to Air Force Base contractors, the facility is approx. 1.2 miles to Eglin Air Force Base Commercial Gate and 10 miles northerly to 7th Special Forces Group Eglin Air Force /Duke Field. With favorable visibility to the intersection of John Sims/Hwy 20 and Government Avenue, the property is readily identifiable and promotes brand presence.

Gulf Coast community of Niceville is rapidly growing with heavy military and defense contractor presence. The immediate submarket of west side Niceville and Valparaiso is currently being redeveloped with new hotel, retail and commercial projects.



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11,800 SQ FT

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CONTACT US

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