



21.5 ACRE INDUSTRIAL SITE DEVELOPER OPPORTUNITY

475 TATE ROAD | CANTONMENT, FL 32533

Summary

This vacant parcel has 260+/- feet of frontage along Highway 29 and 722+/- feet of frontage along Tate Road. There are two median cuts directly in front of the property along Hwy 29 making access to the site for north bound vehicles very easy. The two rear boundary lines are 835+/- feet and 1305+/- feet, which abuts International Paper. There is CSX rail running through IP. This site has great visibility and exposure from Hwy 29. In my opinion Tate Road could be used as a deceleration lane for 18 wheeler, big rigs and the such delivering and picking up product for distribution. This property is Zoned HC/LI - Heavy Commercial & Light Industrial which allows 25 Units per acre. This property would make for a great commercial or industrial development, re-zone may be necessary for residential development. Level site with minimal topography change. This site is wooded and ready to be developed. There is one single family residence that is approximately 2200 SF on site.

Located in the rapidly expanding Cantonment and Gonzales area north of Pensacola. This 21.5 acre parcel is located at the intersection of Highway 29 and Tate Road adjacent to International Paper. This is a tremendously attractive area for industrial users due to the planned commerce parks of ECUA & Florida West called 'The Bluffs' - Northwest Florida's Industrial Campus. This 21.5 acre site is located down the street from the proposed Live Oak Bluff. The Bluffs development has a goal of expanding the existing manufacturing corridor with more than 60 available sites while creating a job growth of 12,000 - 15,000 potential jobs, making Northwest Florida a center for advanced manufacturing in Florida and the Southeast region. This job creation will have an immediate and positive impact for this entire area, which will include a residential, retail, manufacturing and distribution industrial boom. Come be a part of this areas future growth!

Get in Touch

Our team of commercial real estate experts are ready to assist with the development of your investment portfolio. Contact us today to get started!

Chris Bouchard | Senior Advisor

Cell/Text: 850.206.2140 | Office: 850.912.4460

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