Industrial Space | For Sale/Lease

909 W. 39th Street | Panama City, FL 32405

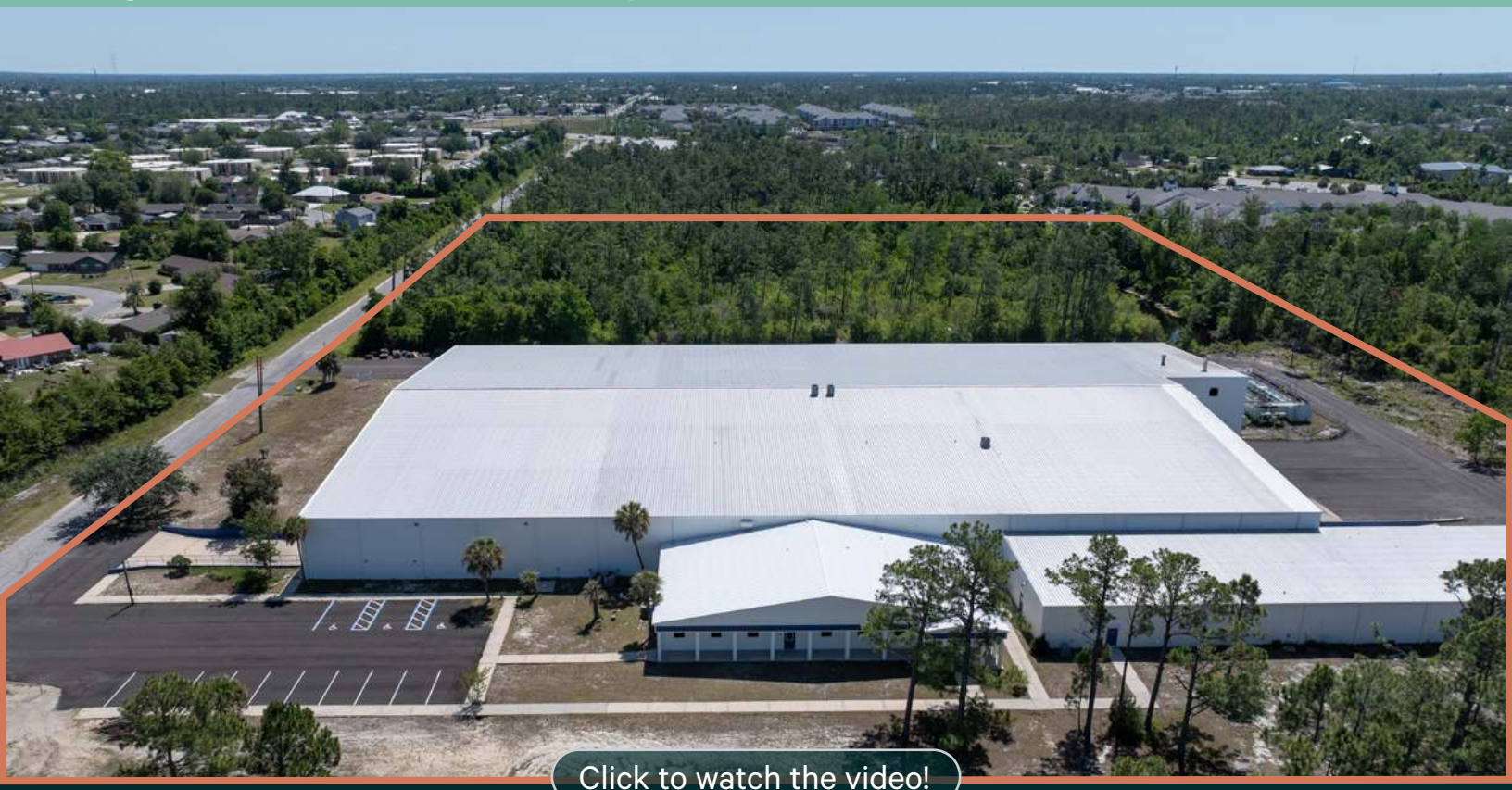
REICH BROTHERS | CBRE

±107,890 SF Available

Warehouse/Distribution/Light Manufacturing

Convenient to the growing Port of Panama City

The only Property Available in the Market able to Accommodate a 30,000 SF or Larger Industrial Warehouse Requirement



RECENTLY RENOVATED & MOVE-IN READY!

+ **Enhancements include:**
  - White-boxing of interiors
  - Fresh interior paint
  - Power-washed floors
  - New asphalt layover with updated parking lot striping
  - Comprehensive debris removal

9 ROLL-UP DOORS
4 DOCK-HIGH
5 GRADE-LEVEL

3P W/ OVER 2,000 AMPS
POWER (3-PHASE)

24.0'
CLEAR HEIGHT

MASONRY & STEEL FRAME
STRUCTURE

8"
FLOOR LOAD

FIRE SUPPRESSION
WET PIPE SPRINKLER SYSTEM

±107,890 SF Industrial Opportunity

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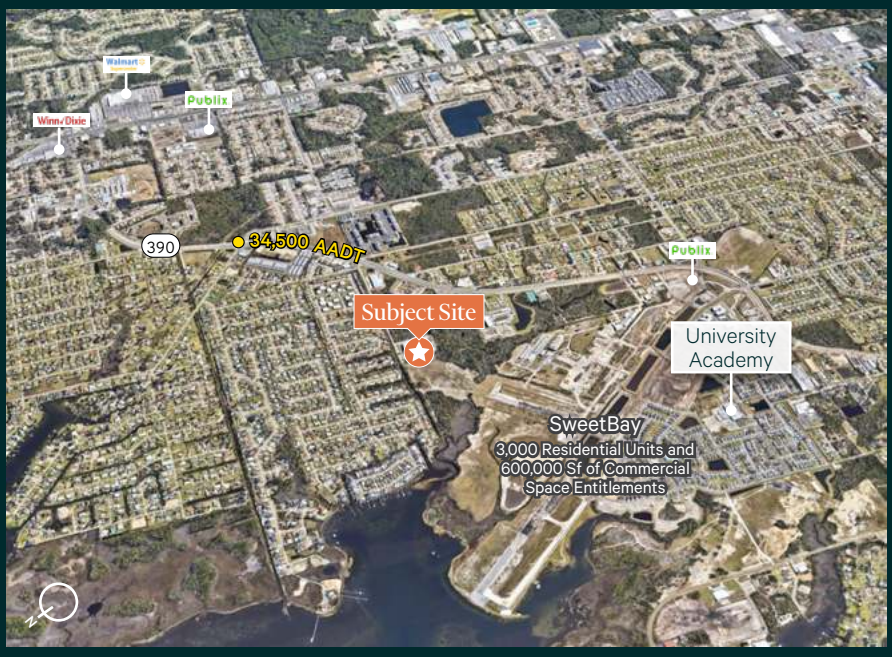
Summary

Pricing	Call for More Information
Lot Size	±12 AC
Year Built / Renovated	1980 / 2019
Zoning	Light Manufacturing
Floor & Exterior	Concrete
Roof	Pitched, Metal



Highlights

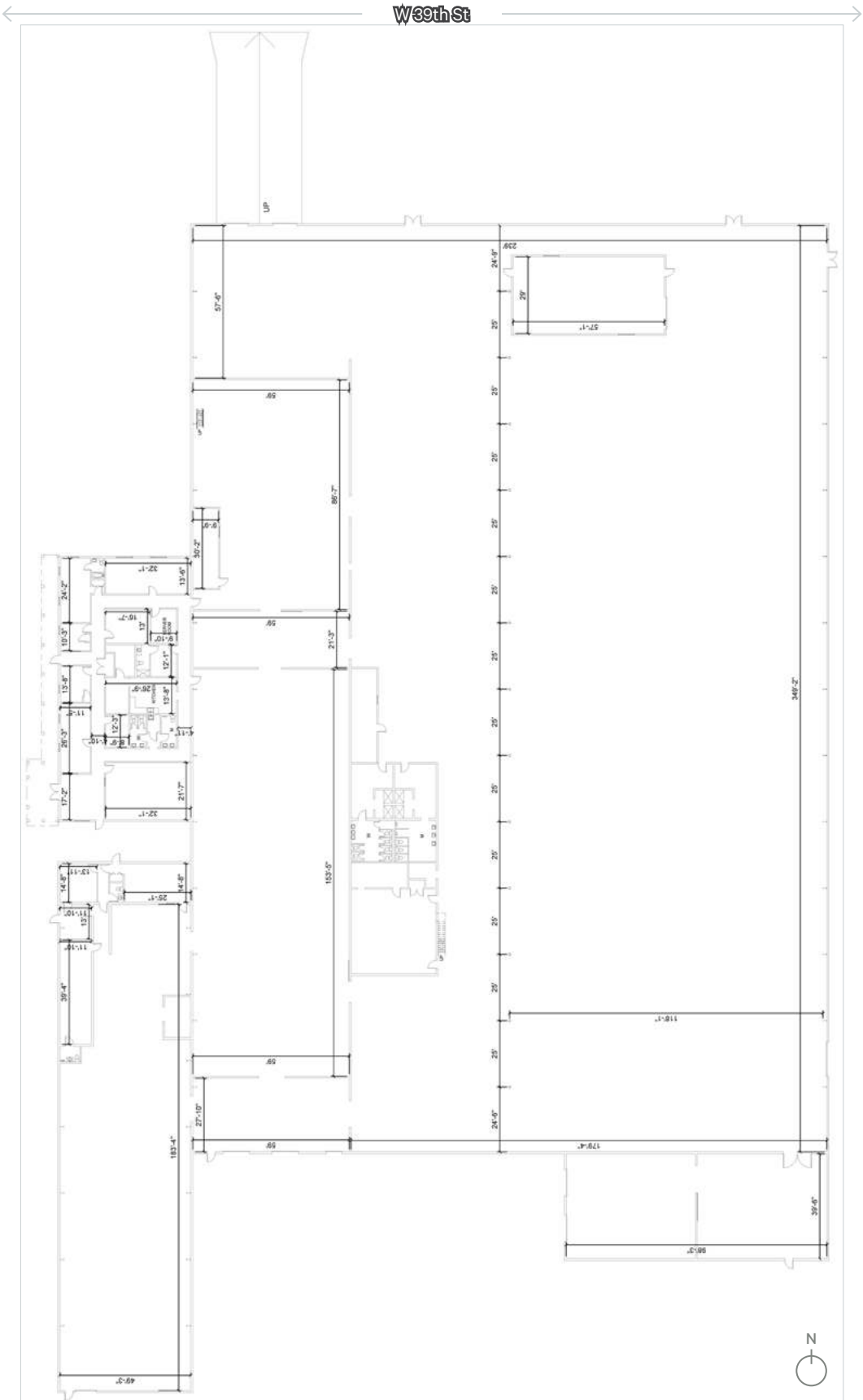
+ Adjacent to Sweetbay, the redevelopment of former Panama City Airport, under development with over 3,000 residential units and 600,000 Sf of commercial space entitlements
+ Convenient to the market's major activity centers:
  - Port of Panama City;
  - Florida State University at Panama City;
  - Gulf Coast State College;
  - Tyndall Air Force Base
  - NSA (Naval Supply Activity – Naval Surface Warfare Center)
+ Other market catalysts spurring demand for space:
  - INSPIRE – FSU's aerospace technology research & development campus at NW FL Beaches Int'l Airport;
  - Continued development of the Bay-Walton Sector Plan, including Latitude Margaritaville (3,000+ residential units)
  - Tyndall Air Force Base's $5 billion expansion;
  - Panama City Beach's tourism segment
+ Convenient access to Highway 20 and Interstate 10 north via SR-77 and US Hwy 231, and just a short drive to the famous Beaches of the Emerald Coast.

Floor Plan

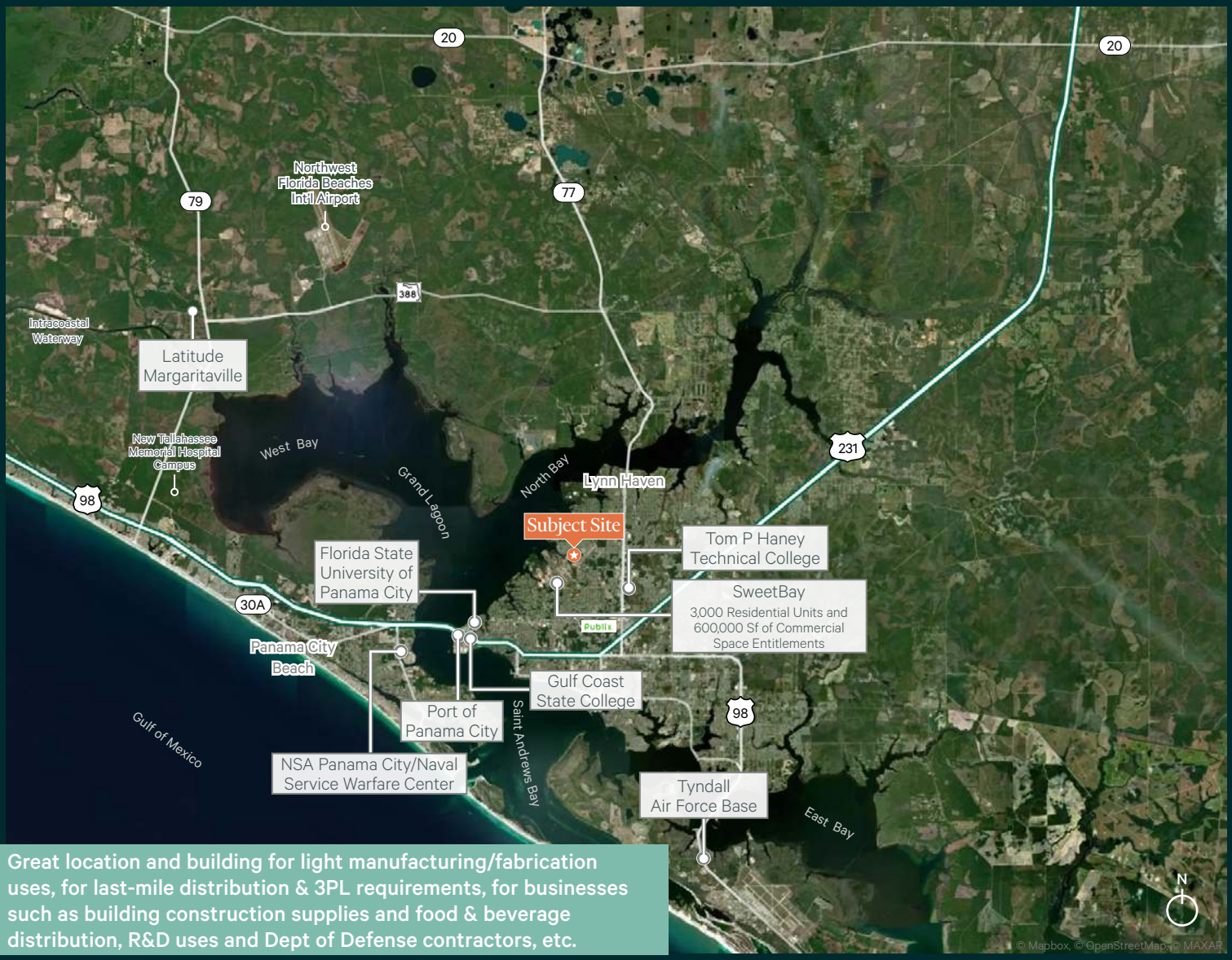
±107,890 SF
PREMISES

±96,007 SF
WAREHOUSE
(OPTION TO SUBDIVIDE)

±6,537 SF
OFFICE



Photos



Great location and building for light manufacturing/fabrication uses, for last-mile distribution & 3PL requirements, for businesses such as building construction supplies and food & beverage distribution, R&D uses and Dept of Defense contractors, etc.

Panama City MSA Demographics

211,899
Population

$9.50B
Gross Metro Product

Projected Growth
Top 20% in Rate of Population Growth in the US

Metropolitan
Statistical Area 17th Largest MSA in Florida

3.4%
Unemployment Rate

$95,557
Avg Household Income

The Panama City MSA, with nearly 200,000 people, is the third largest city in the Florida Panhandle, following Pensacola and Tallahassee. It is located in the central panhandle, approximately 95 miles east of Pensacola and 100 miles southwest of Tallahassee. With its steady growth, its population is expected to exceed 200,000 by 2025. The city's unemployment rate of 3.4%, as of November 2024, is significantly below the national average of 4.2%. The major industries in the region are: Defense & Aerospace, Healthcare, and Tourism.

7 Waterfront Parks & Miles of Coastline

8 Military Bases Within 2 Hours

1.2+ Million Passengers Per Year (ECP)

200+ Acres of Parks & Rec

17+ Million Annual Visitors

Named The Best Place to Invest in Real Estate By Business 2.0 Magazine

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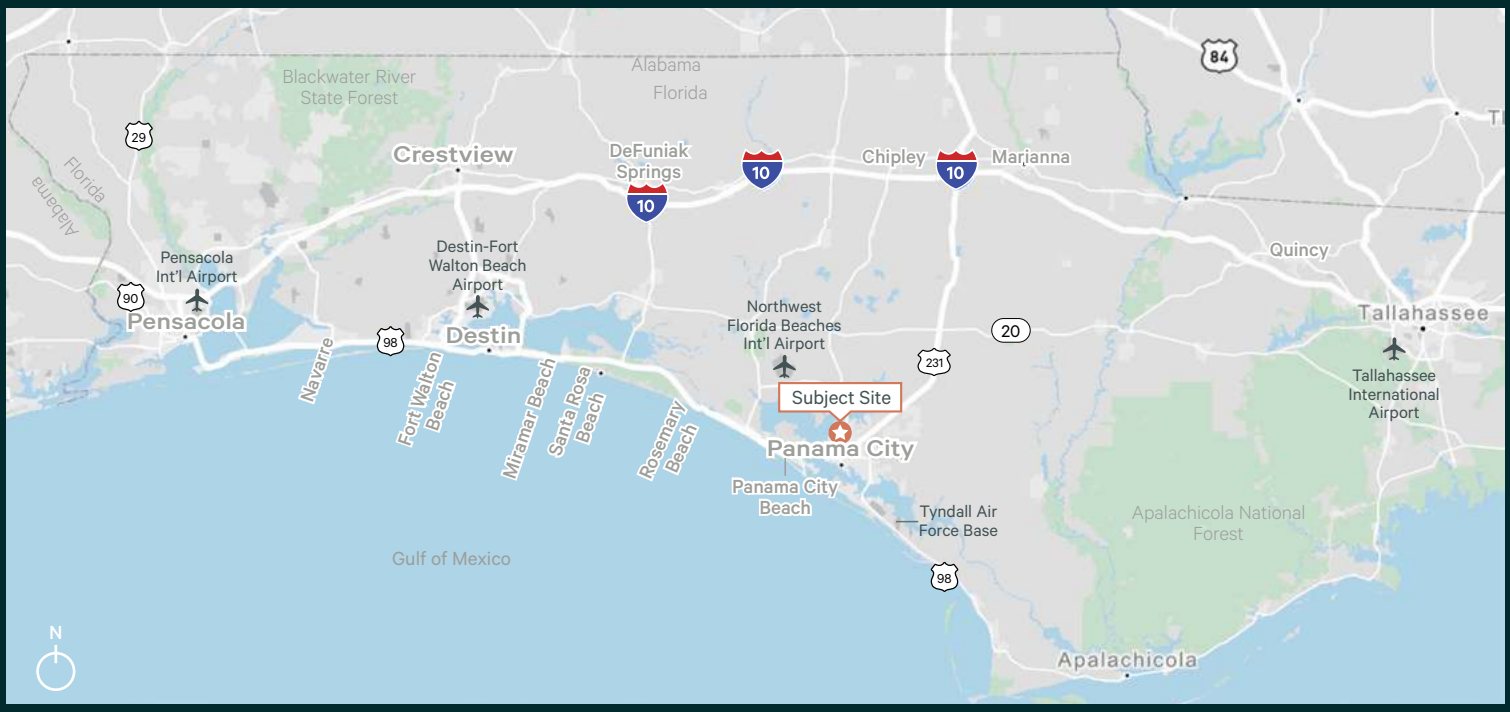

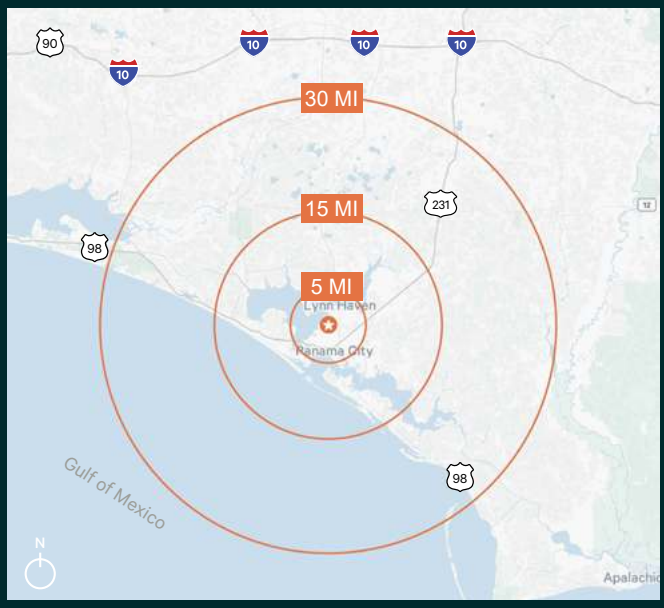

Demographics	5 Miles	15 Miles	30 Miles
Population	70,348	173,281	219,253
Five-Year Projection	72,913	180,313	229,056
Housing Units	33,693	99,964	133,448
Avg Household Income	$92,995	$99,190	$101,589
Median Age	41	42	43

Contact Us

Tom Watson
Senior Vice President
+1 850 527 3524
thomas.watson@cbre.com

Elizabeth Forsythe
Vice President
+1 850 585 5290
elizabeth.forsythe@cbre.com

Sam Herrera
Associate
+1 714 227 3829
sam.herrera@cbre.com

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