

OFFERED BY FAIRBANKS INVESTMENT GROUP

405 South K Street
Pensacola, FL 32502

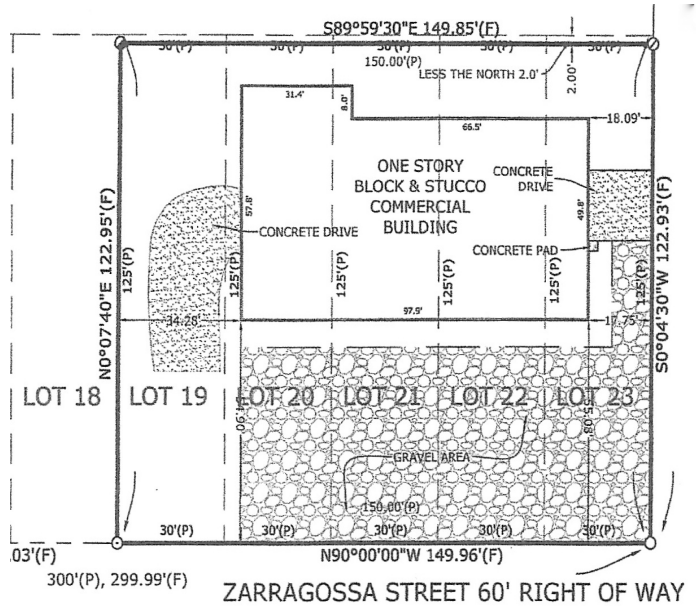
\$425,000

By Appointment Only
Contact Bill Fairbanks
850.293.1184

bill@fairbanksandfairbanks.net

5100 Sq. Ft. Building

- 900 sq. ft. office space
- 4200 sq. ft. open shop divided into 1800 sq. ft. and 2400 sq. ft. areas with foam-insulated wall in between
- All LED lighting
- 3 phase and single phase electrical
- R 19 insulation in ceiling
- FR Systems polymer roof with 9 yrs. remaining on warranty
- Kitchen area and 2 bathrooms, all new fixtures and plumbing
- Building renovated 2014
- Average power cost (6/2015 – 11/2016) \$290.78 per mo.
- Monitored security system
- Burglar and smoke alarms
- Large parking area



1800 sq. ft. open shop



2400 sq. ft. open shop



900 sq. ft. office space

Over for additional photos



Carrier 16 Seer 2 Stage

1800 sq. ft. shop	5 ton AC unit
2400 sq. ft. shop	5 ton AC unit
900 sq. ft. office	3 ton AC unit



All LED lighting in both open shops



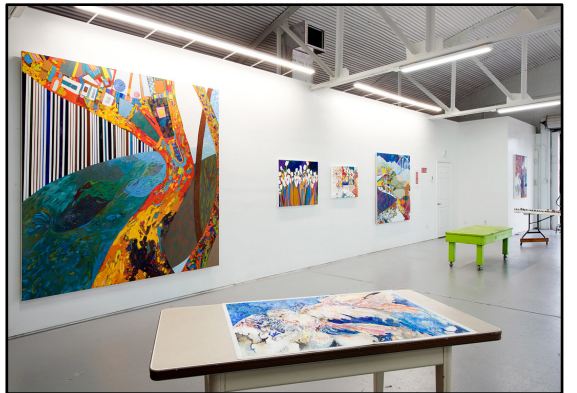
Kitchen area with new fixtures and plumbing



Kitchen area adjoining office



1800 sq. ft. open shop



2400 sq. ft. open shop

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