

# NEW CLASS A INDUSTRIAL SPACE

## I-10 COASTAL COMMERCE CENTER

8748-8780 Technology Avenue, Milton, FL 32583

[CLICK TO WATCH  
THE VIDEO!](#)

EXPANSION UNDERWAY!  
PHASE 2 PRELEASING NOW!



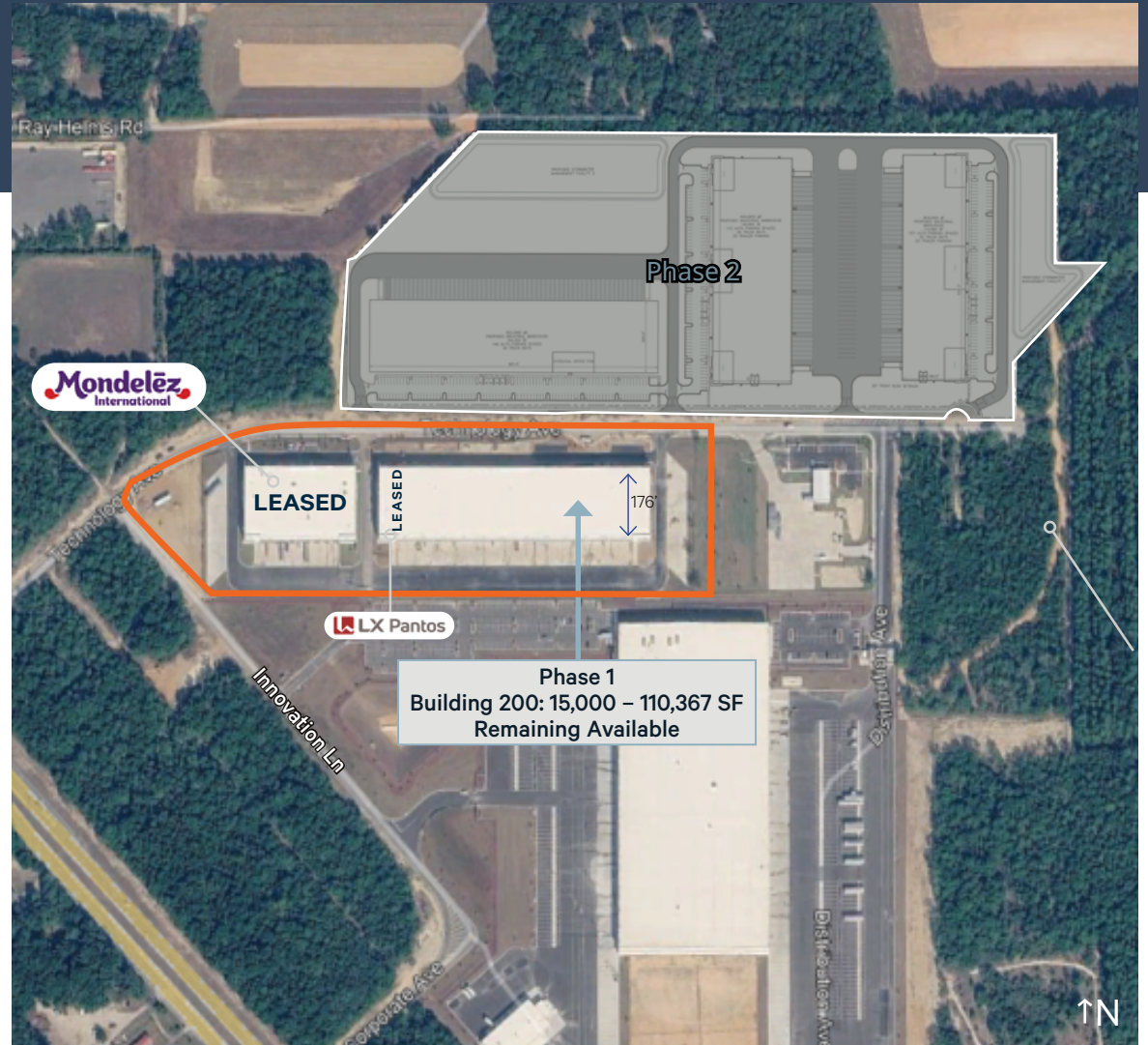
FOR LEASE | 15,000 SF UP TO 500,000+ SF AVAILABLE



# Phase 1 - AVAILABLE NOW



<b>Available Space:</b>	15,000 to 110,572± remaining
<b>Acres:</b>	7.65
<b>Coverage:</b>	70.41%
<b>Design:</b>	Tilt-Construction
<b>Dimensions:</b>	176' x 722'
<b>Truck Court:</b>	130' + Shared Court
<b>Parking Spaces:</b>	64
<b>Dock Doors:</b>	42
<b>Drive-Ins:</b>	2
<b>Trailer Spaces:</b>	17
<b>Clear Height:</b>	32'
<b>ESFR Sprinkler:</b>	Yes
<b>Power:</b>	±2,000 amps
<b>Office:</b>	2,003 SF
<b>Tenant Design:</b>	Single
<b>Column Spacing:</b>	58' x 52' (speed bay is 60' x 52')
<b>Roof Type:</b>	45mil TPO
<b>Insulation:</b>	R15
<b>Utilities:</b>	12.47 KV electric service from FPL, and a two-inch natural gas line from City of Milton

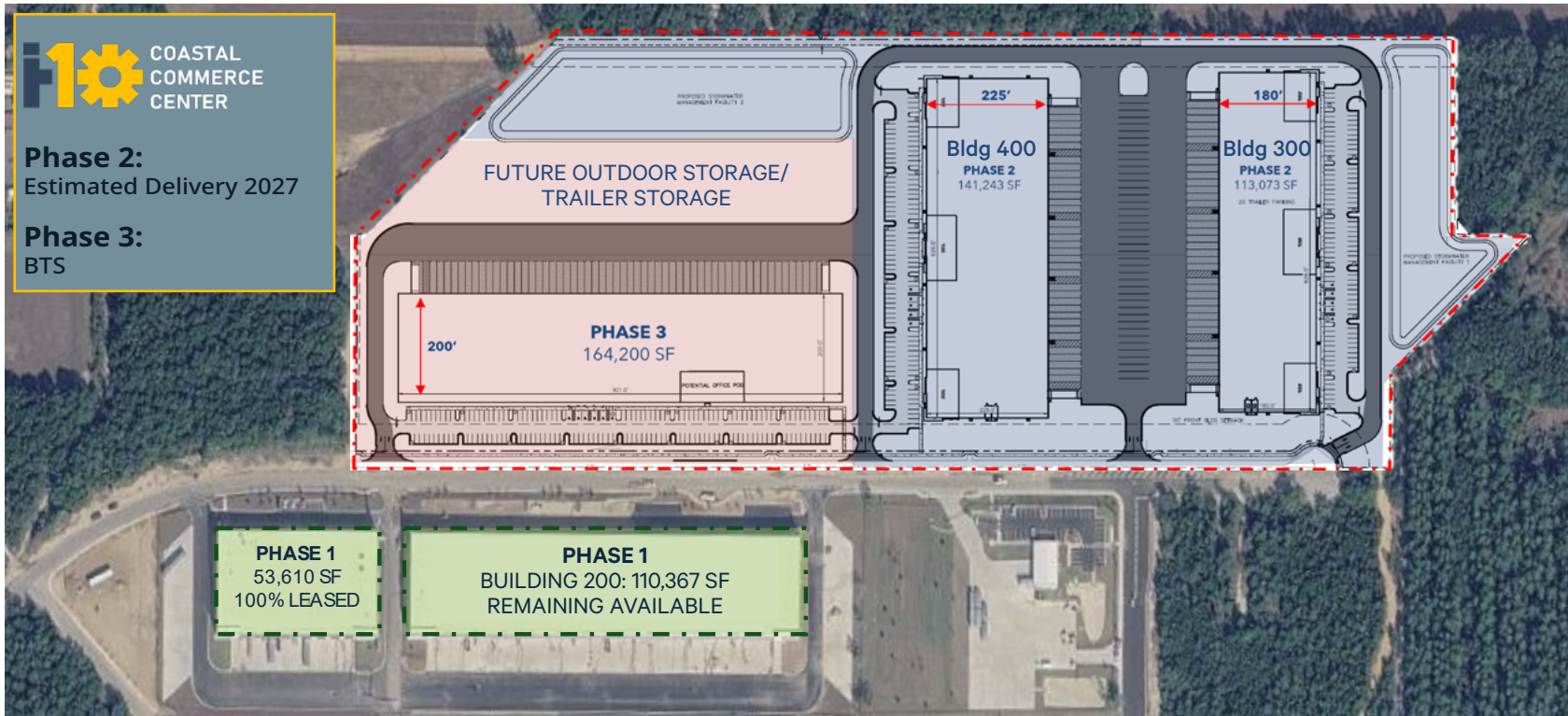


## Building 300

Available Space:	113,073 SF
Acres:	8.84
Coverage:	29.25%
Design:	Tilt-Construction
Dimensions:	180' x 626'
Truck Court:	130' + Shared Court
Parking Spaces:	115
Dock Doors:	34
Drive-Ins:	2
Trailer Spaces:	20
Clear Height:	32'
ESFR Sprinkler:	Yes
Power:	±2,000 amps
Office:	1,500 SF and 2,500 SF
Tenant Design:	Multi-Tenant
Column Spacing:	58' x 52' (speed bay is 60' x 52')
Roof Type:	45mil TPO
Insulation:	R15
Utilities:	12.47 KV electric service from FPL, and a 2-inch natural gas line from City of Milton

## Building 400

Available Space:	141,243 SF
Acres:	11.05
Coverage:	29.25%
Design:	Tilt-Construction
Dimensions:	225' x 626'
Truck Court:	130' + Shared Court
Parking Spaces:	107
Dock Doors:	34
Drive-Ins:	2
Trailer Spaces:	21
Clear Height:	32'
ESFR Sprinkler:	Yes
Power:	±2,000 amps
Office:	2,500 SF
Tenant Design:	Multi-Tenant
Column Spacing:	58' x 52' (speed bay is 60' x 52')
Roof Type:	45mil TPO
Insulation:	R15
Utilities:	12.47 KV electric service from FPL, and a 2-inch natural gas line from City of Milton



# Phase 2 | Building 300

Estimated Delivery 2027

## Phase 3

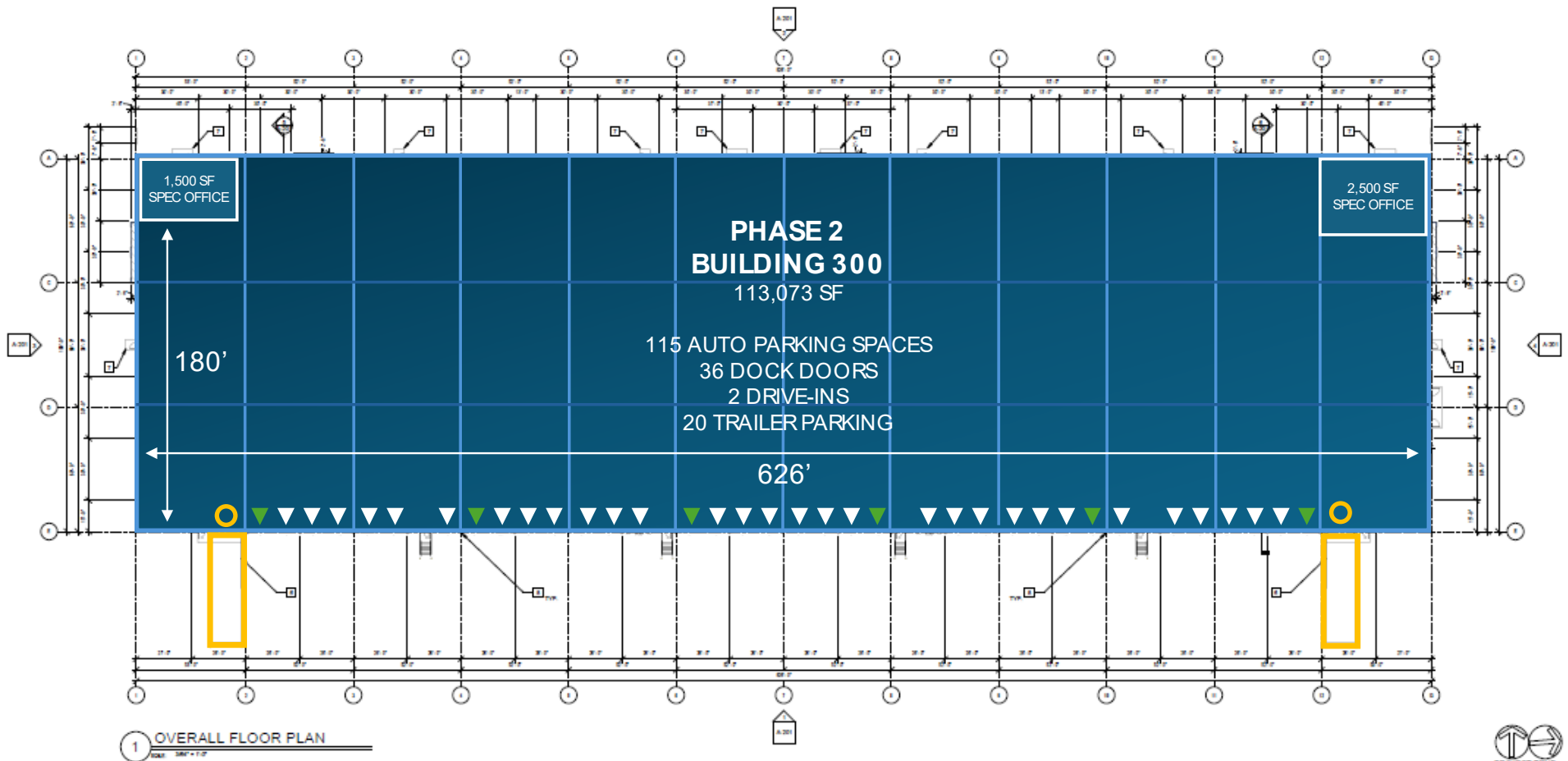
BTS



▽ (36) Dock Doors

○ (2) Drive in Ramps

▼ (6) Pit Levelers



**Phase 2 | Building 400**  
Estimated Delivery 2027

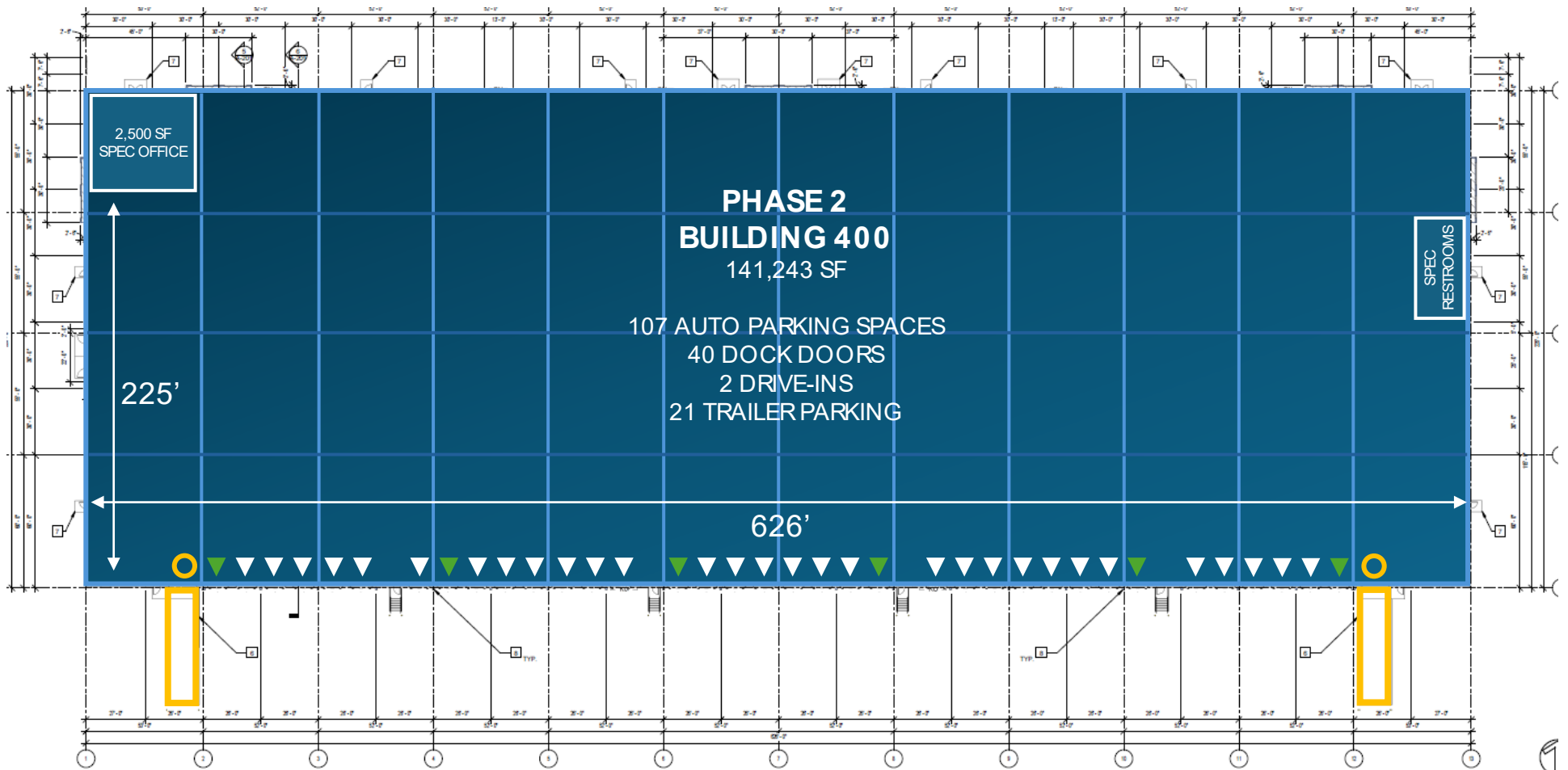
**Phase 3**  
BTS



▽ (36) Dock Doors

○ (2) Drive in Ramps

▼ (6) Pit Levelers



# PRIME LOCATION IN NORTHWEST FLORIDA

I-10 Coastal Commerce Center is strategically located in Santa Rosa County, within the growing Northwest Florida I-10 Industrial Park. With immediate access to Interstate 10 from 4 lane divided highway 87, and less than one-hour from Interstate 65, this prime industrial opportunity provides convenient access to serve the entire Gulf Coast region and beyond. Northwest Florida I-10 Industrial Park includes businesses such as Buffalo Rock Co, Ben E. Keith, Hershey's Ice Cream, Damian's Ice Cream, and Mondelez International, LX Pantos all with projects underway.

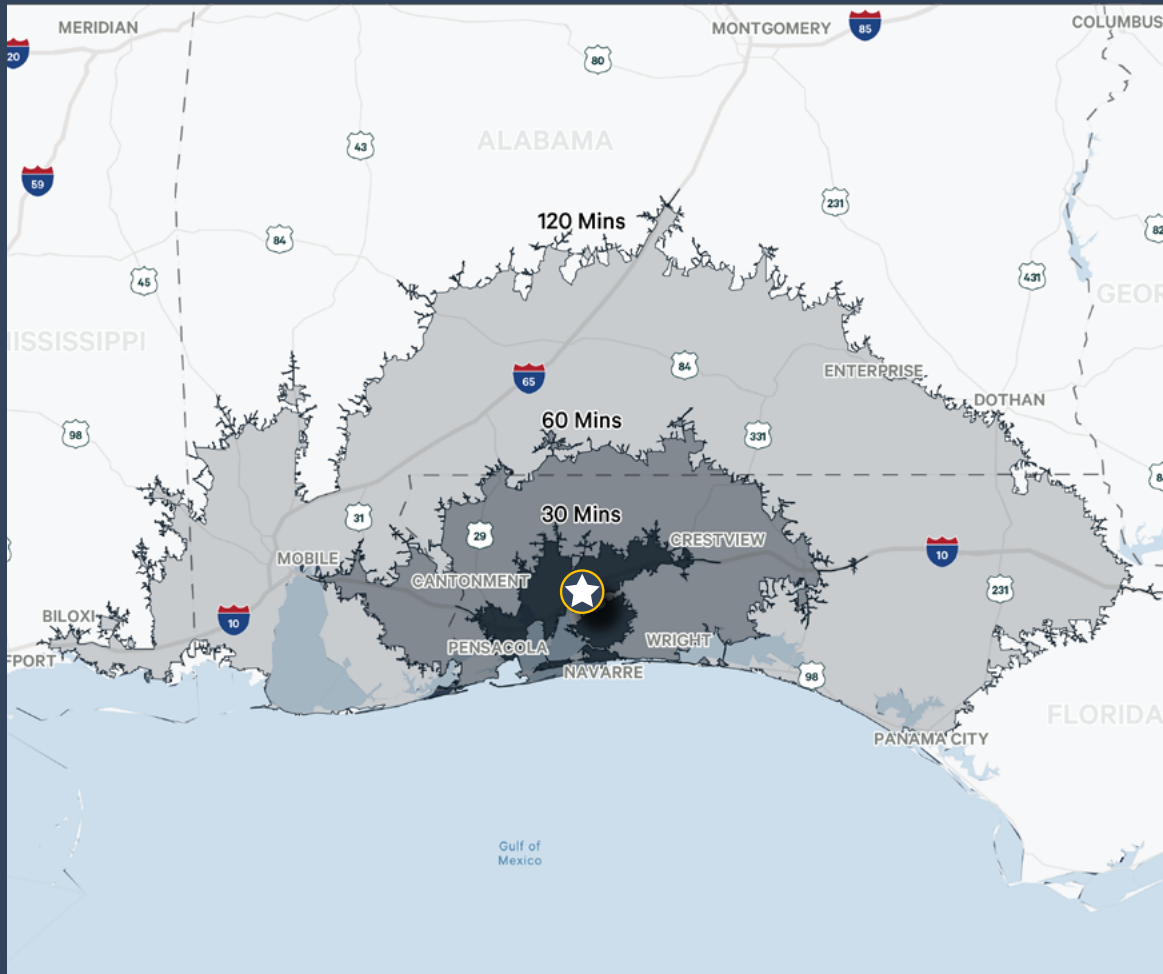


# Property Images

Phase 1 construction is now complete and ready for tenant up-fit



# Demographics



Demographics (Drive Time)	30 Min	1 Hr	2 Hr
Population	385,386	857,13	1,244,341
Population: Five Year Projection	402,661	898,439	1,258,220
Median Age	39.9	40.2	41.3
Civilian Population 16+ in Labor Force	186,145	412,859	570,020
Daytime Population	369,822	835,039	1,223,498
Households	167,124	381,257	628,085
Average Household Income	\$105,058	\$106,582	\$81,106
Unemployment Rate	4.2%	3.9%	4.1%
Daytime Employment	171,757	404,218	536,286
Median Home Value	\$342,991	\$347,783	\$206,487
Businesses	15,274	31,385	45,307
2025-2030 Compound Annual Household Growth Rate	1.10%	1.17%	0.40%

# Santa Rosa County

Santa Rosa County, located in the Pensacola MSA, is thriving, being one of the fastest growing counties in the United States. With its strong military ties, the area offers a strong trained labor force, top rated schools and modern infrastructure. It is an ideal location for a variety of industry needs to serve the growing area, including distribution and logistics, light manufacturing, aerospace OEM and R&D, building supplies, and food & beverage.



**8th**  
FASTEST GROWING  
POPULATION IN FLORIDA  
**171,203**



**4th**  
HIGHEST MEDIAN HOUSEHOLD  
INCOME IN FLORIDA



**34,000**  
AREA MILITARY RETIREES  
2,400 MORE EVERY YEAR



**83,192**  
LABORFORCE



**1.9%**  
PER YEAR POPULATION  
GROWTH THROUGH 2025



**1,500**  
NEW SINGLE-FAMILY HOMES WILL BE  
NEEDED ANNUALLY TO MEET  
PROJECTED POPULATION GROWTH



**800**  
INDUSTRY CERTIFIED  
GRADUATES IN 2018



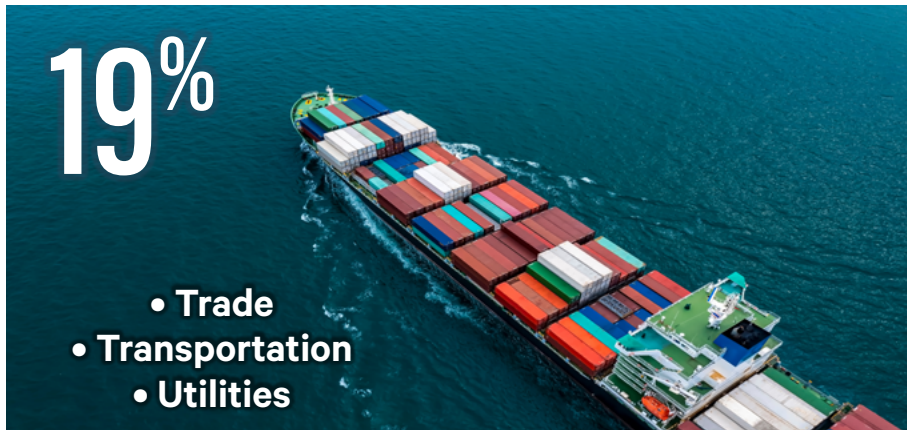
**GRADE A**  
SCHOOL DISTRICT

# Western Panhandle

The Western Panhandle is in the westernmost part of Florida, bordered by the Gulf of Mexico on its south and Alabama on its north and west. The Western Panhandle encompasses Escambia County and Santa Rosa County, more often known for the white sand beaches that draw national and international travelers and is also a destination for business. Beyond the beaches, the Panhandle is full of growing communities, old Florida charm, and business diversity. The region continues to attract and grow companies in sectors like aerospace, cyber, and manufacturing – just to name a few. The Western Panhandle is no longer just a beach destination, it has become a compelling place for businesses to establish and expand operations and now can boast world-class industrial and commercial locations to accommodate the growth.

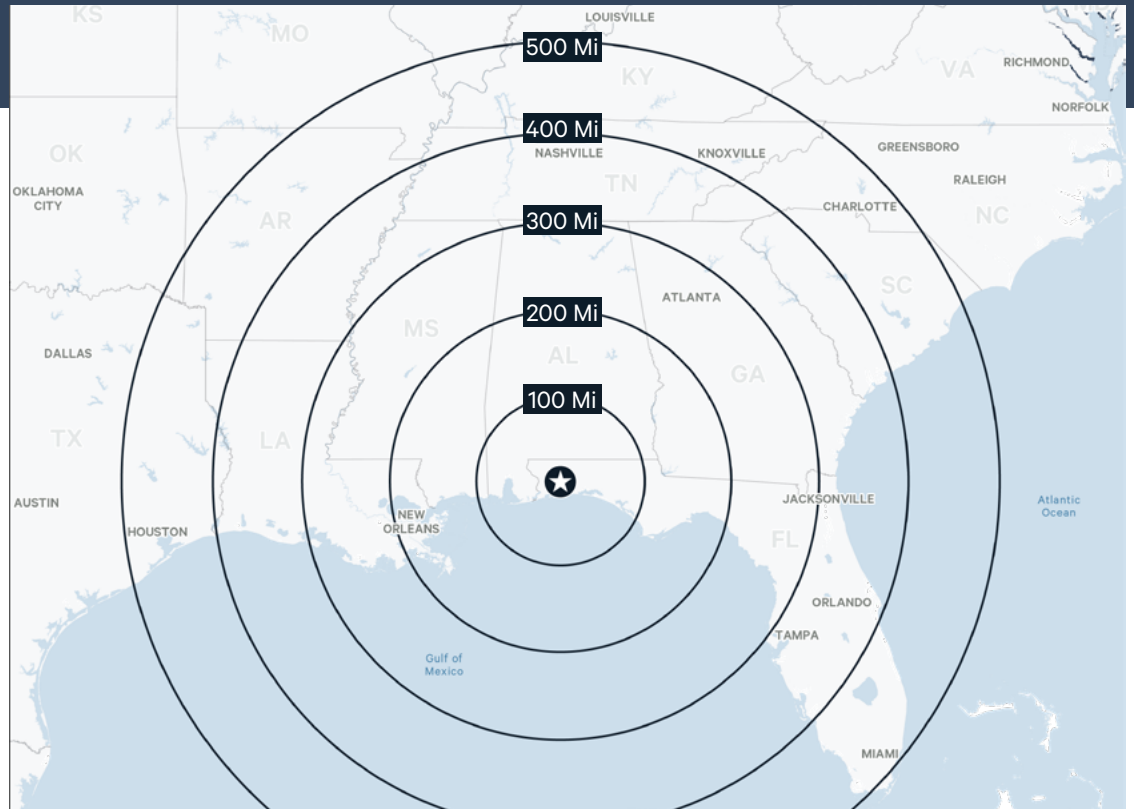
Top 5 Jobs by Employers	
Employer	Total Employed
Naval Air Station Pensacola	23,000
Navy Federal Credit Union	8,729
Baptist Health Care	5,434
Sacred Heart Health Systems	4,820
University of West Florida	2,447

## Top Jobs by Sector



# Central to Local and Major Regional Markets

Location	Distance	Drive Time
Pensacola, FL	26 Miles	26 min
Destin, FL	41 Miles	55 min
Mobile, AL	72 Miles	1 hr 5 min
Panama City, FL	106 Miles	2 hr 2 min
Tallahassee, FL	172 Miles	2 hr 32 min
New Orleans, LA	216 Miles	3 hr 14 min
Birmingham, AL	243 Miles	3 hr 47 min
Atlanta, GA	305 Miles	4 hr 51 min
Jacksonville, FL	333 Miles	4 hr 36 min
Nashville, TN	432 Miles	6 hr 27 min
Memphis, TN	462 Miles	7 hr 2 min
Houston, TX	539 Miles	7 hr 55 min



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