

# Office Space Available in FWB Industrial Park

40 Hill Avenue | Fort Walton Beach | Florida | 32548



This freestanding building is centrally located in the Fort Walton Beach Commerce and Technology Industrial Park. This building sits on 3 acres and tenant can build out if necessary. This building is ideal for a defense contractor with close proximity to Eglin Air Force Base and Hurlburt Field with easy access to Highway 98. This property is located approximately 10 minutes from the Northwest Florida Regional Airport.

## Plug and Play

This building is "Plug and Play" as it formerly housed a call center. Approximately 6,000 SF has computer flooring for easy access computer cabling.

Approximately 30,000 SF is available. The building can be leased as a whole or smaller spaces can be made available at a negotiated price. This is being offered as a triple net with approximately \$1.50 per SF added. Price is quoted with tenant doing improvement if required. Owner is flexible and will make effort to accommodate good tenant.

## For Lease

### Located in Brownfield Site

- Building is located on 3 Acres
- 36,000 SF Available
- Tenant may lease the entire building or Smaller Spaces can be made available.

#### Office Space

- Approximately 40 Offices
- Private Office Space
- Large Open Floor Plan Offices

#### Multipurpose Rooms

- Electronics Room
- Conference Rooms
- Supply and Storage Rooms
- Break Rooms

#### Features

- Multiple Restrooms
- Foyers in Several Sections
- 125 parking spaces
- Electric - 3 phase

Property owned by:  
Dale Peterson  
Dale Peterson Companies  
Phone: 850-654-4747

### Several Foyers throughout Building



### Conference Rooms



### Office Space - Private or Large Open Floor Plan



### Computer Flooring



### Large Rooms - Multipurpose Use

