

# FOR LEASE

## 77,596 Square Feet

### Warehouse / R&D / Showroom / Office

7157 Front Beach Road, Panama City Beach, Florida 32408



**Location:** 7157 Front Beach Road  
Panama City Beach, FL 32408

0.66 Mile to the Main Gate at  
Naval Support Activity Panama City

**Size:** 77,596 Total Heated & Cooled Sq. Ft.  
68,290 SF 1st Floor  
9,306 SF 2nd Floor (office,  
storage, and apartment)  
+ 6,600 Fenced Canopy

**Height:** 16' Eave-height

**Loading:** #2, 8'W x 10'H Dock-Height  
#2, 12'W x 14'H Grade Doors  
#1, 10'W x 12'H Grade Door

**Power:** 3-Phase, 400 and 600 Amps

**Zoning:** C-3, General Commercial  
Bay County

**Lease  
Rate:** \$12.00 NNN Per Sq. Ft.

**Chris McCall, SIOR**  
Senior Director/Partner  
850.814.9889  
Chris1@CountsRealEstate.com

[www.CountsCommercial.com](http://www.CountsCommercial.com)

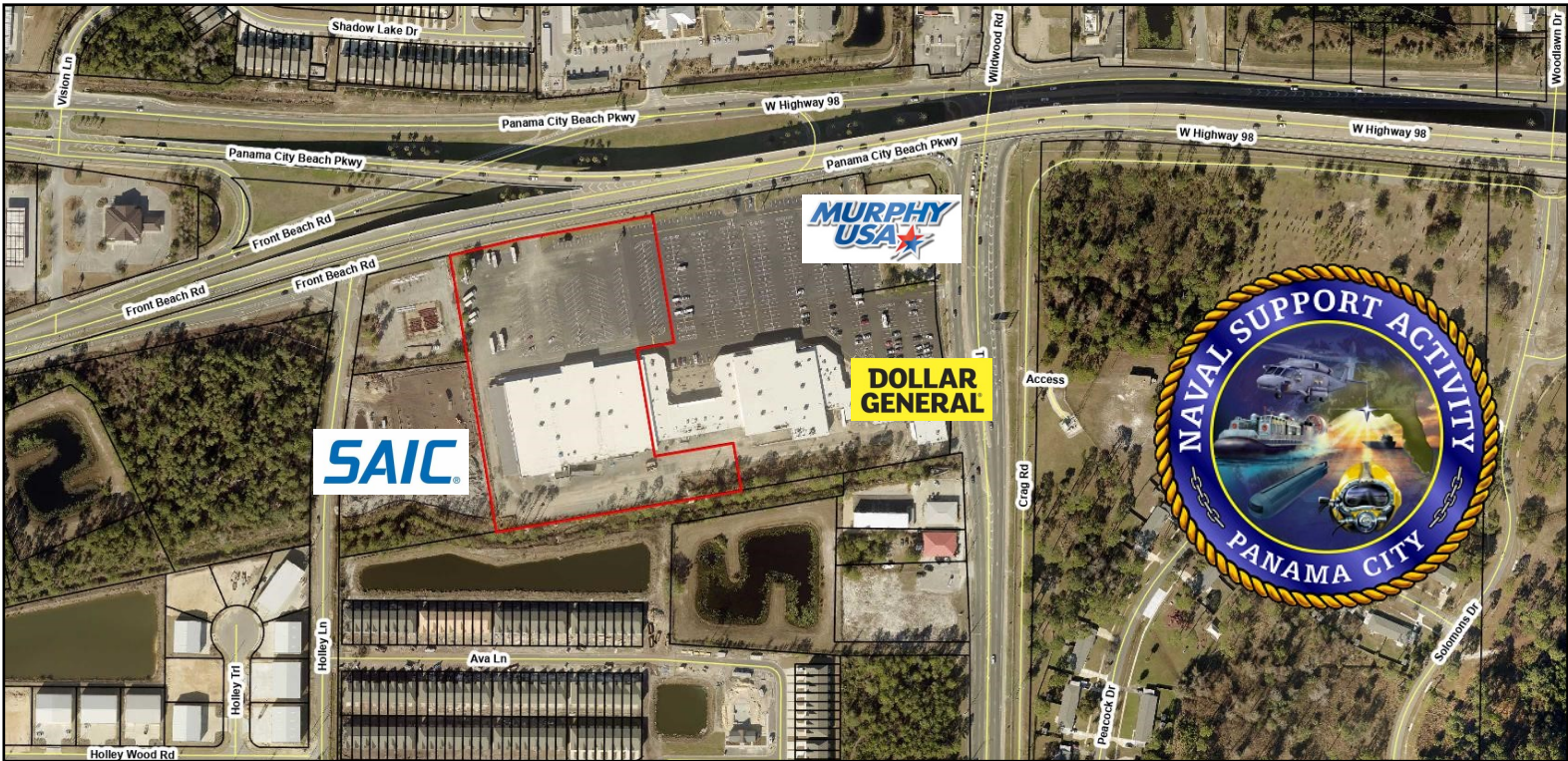


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**SIOR®** INDUSTRIAL & OFFICE  
SPECIALIST





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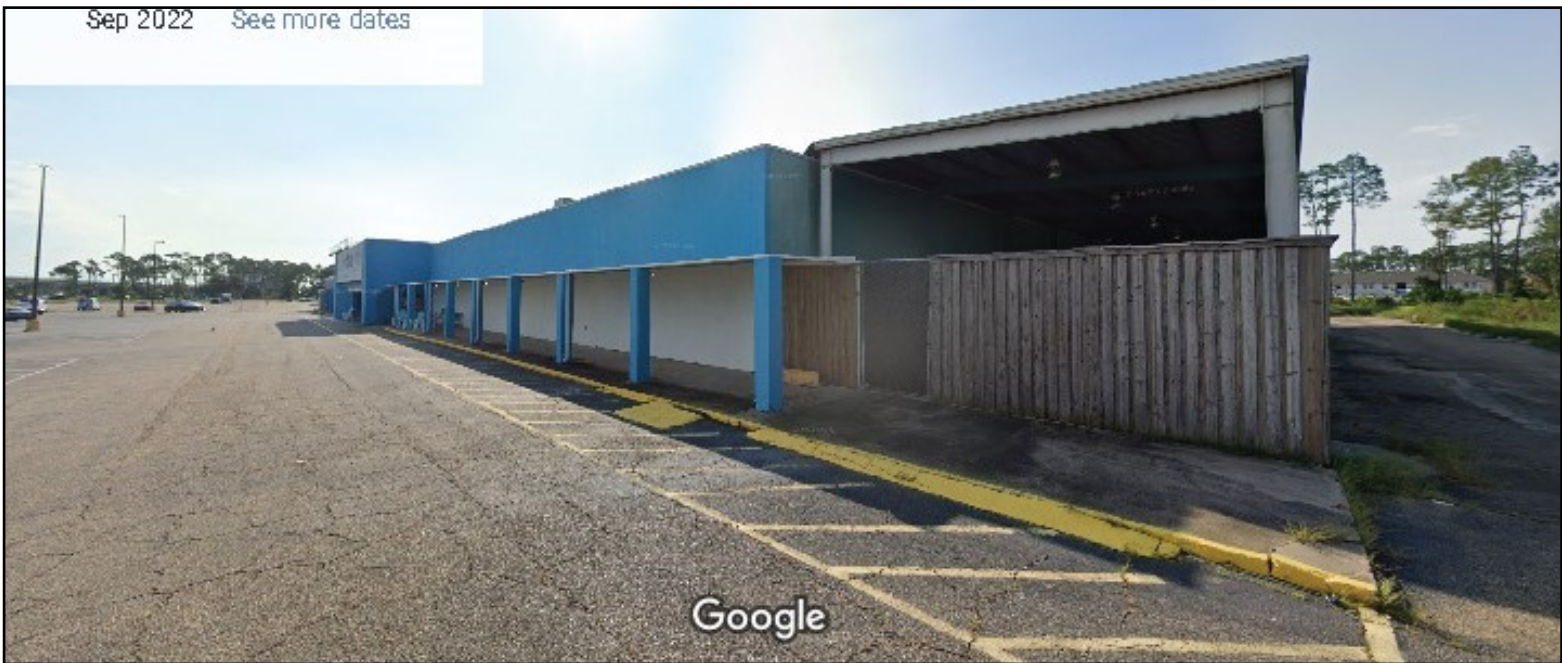


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Sep 2022 See more dates



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Google Street View

Sep 2022











## Chris McCall, SIOR

Counts Real Estate Group - *Commercial Division*  
Senior Director | Partner



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For 26 years, Chris McCall has been a leader in Northwest Florida commercial real estate. Chris has set the bar in every facet of commercial real estate brokerage and advisory services. He specializes in Investment Sales, Representation Services, Leasing and Development Services related to office, retail, industrial, multi-family and land. Chris has a wealth of experience and a vast knowledge of the commercial real estate markets in northwest Florida. McCall is consistently a top producer in commercial real estate sales and lease transactions northwest Florida. *Experience Counts!*

Chris is a graduate of Florida State University where he double-majored in Real Estate and Finance. FSU has one of the premier real estate programs in the country. He also worked with Cushman & Wakefield's prestigious Executive Development Program and later the Industrial Services Group in the Miami office where he honed his skills in Brokerage, Market Analysis, Financial Analysis and Lease Negotiations, and Corporate Advisory Services. Mr. McCall's vast experience, formal real estate education, and multi-faceted expertise provides his clients with the ability to maximize the value of real estate transactions and decisions.

Chris and his wife Michelle of 22 years have two incredible daughters, Alex (21) who will graduate from Florida State this year and then attend law school and Elle (19) attending the U.S. Naval Academy. Chris is active with numerous civic activities including Economic Development Alliance, Leadership Bay Program, the United Way, March of Dimes and several local economic development groups.

Mr. McCall has been involved with significant transactions over his career in Northwest and South Florida. Some of his past clients include:

<i>Synovus Bank</i>	<i>American Freightways</i>	<i>L-3 Communications</i>
<i>Seahaven Development</i>	<i>Ingersoll Rand / Trane</i>	<i>Sprint / Nextel</i>
<i>Honeywell International</i>	<i>Hellman International</i>	<i>The St. Joe Company</i>
<i>Kemper Insurance</i>	<i>Gildan Activewear</i>	<i>Tropical Shipping</i>
<i>UPS Properties</i>	<i>RetailSouth Development</i>	<i>Hancock Bank</i>
<i>Ford Motor Land Services</i>	<i>AT&amp;T / BellSouth</i>	<i>Breland Companies</i>
<i>Rally Manufacturing</i>	<i>LandAmerica</i>	<i>Collins Goodman Development</i>
<i>Locally Global Investments</i>	<i>Seneca Industrial Park</i>	<i>Wachovia Securities</i>
<i>EOLA Capital</i>	<i>CBL</i>	<i>State of Florida</i>
<i>BAE Systems</i>	<i>Grand Panama Beach Resort</i>	<i>Sacred Heart Hospital</i>
<i>PBS&amp;J</i>	<i>Forterra Capital Partners</i>	<i>Inland Real Estate</i>

- Top Ranked Commercial Agent in Bay County:
- #1 in Commercial Sales, #1 in Commercial Land Sales, and #1 in Commercial Leasing.
- Top Producer out of 120 agents at Counts Real Estate Group
- Counts Real Estate Group #1 in total closed transactions in nearly every category: –
- Commercial, Commercial Land, Commercial Leasing Residential and Residential Land, 10 consecutive years and running.