



**FOR SALE**  
**INDUSTRIAL SPACE**  
**\$309,500**

4,800± SF INDUSTRIAL COMPOUND | TWO 2,400 SF  
BUILDINGS | COTTONDALE

**2777 PONTIAC LOOP, COTTONDALE, FL 32431**



**CLAY@CROSBYDIRT.COM**  
**CLAY PATRICK**  
**850.693.6610**



**CROSBYDIRT.COM**  
**CORPORATE OFFICE**  
141 5TH ST. NW SUITE 202  
WINTER HAVEN, FL 33881





**SALE PRICE** **\$309,500**

### OFFERING SUMMARY

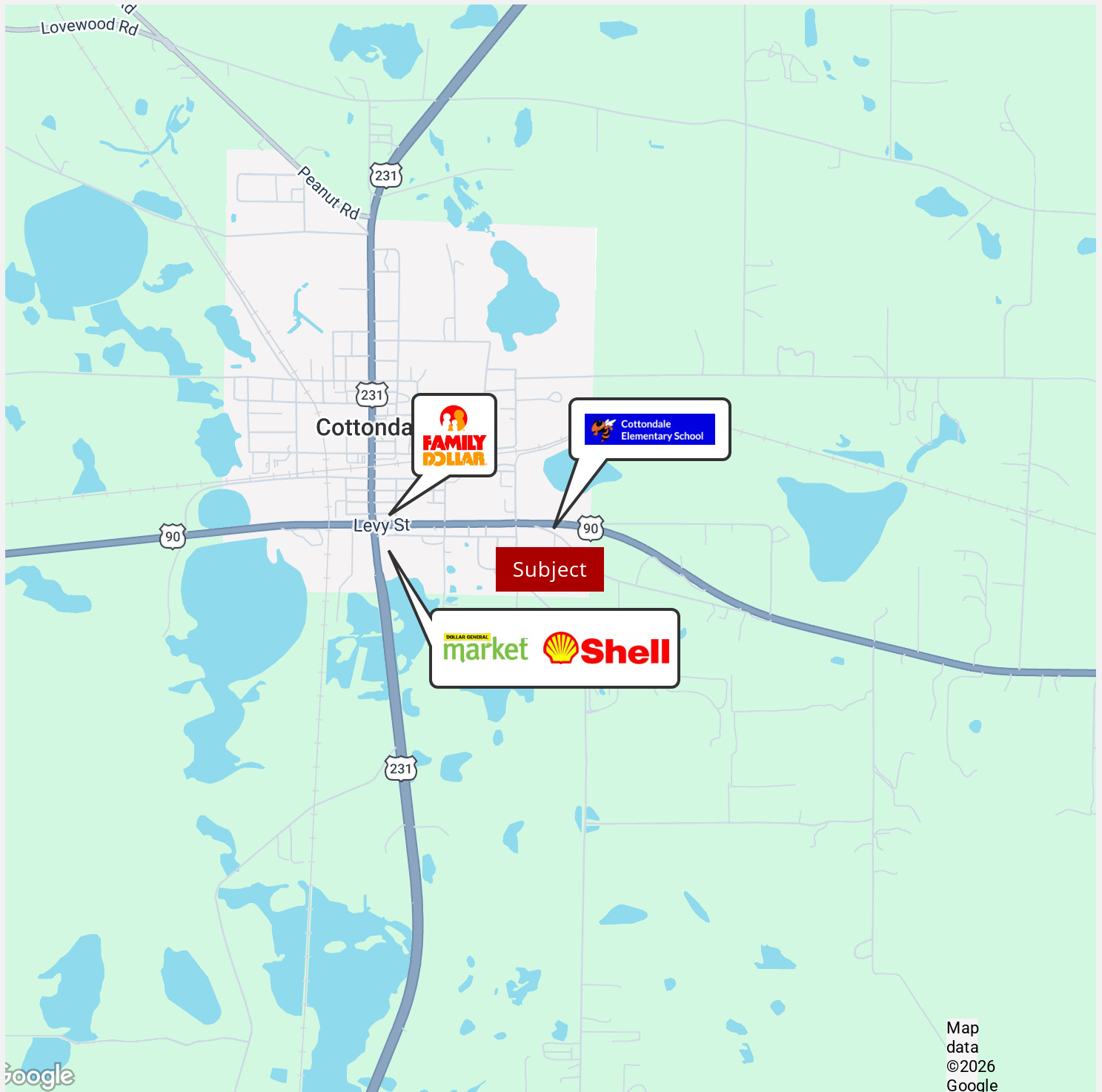
<b>Listing Price</b>	\$309,500
<b>Acres</b>	215,558 SF
<b>Price Per Acre</b>	\$62,544
<b>County</b>	Jackson
<b>Zoning</b>	AG-2  Industrial
<b>Utilities</b>	City of Cottondale Water & Sewer
<b>Parcel IDs</b>	31-5N-11-0093-0000-00K0
<b>Coordinates</b>	30.7910416, -85.36636279999999
<b>Real Estate Taxes</b>	\$1,685.00

### PROPERTY OVERVIEW

Located in Cottondale, this property offers two (2) 2,400 SF buildings (total 4,800 SF) built in 1999, providing a flexible footprint for light industrial, contractor, or manufacturing-style operations. AG-2 zoning supports a range of potential uses (buyer to verify). The dual-building layout is ideal for separating operations and equipment/storage and may support multi-tenant functionality. The Cottondale-Marianna submarket is supported by established industrial demand, including the Family Dollar Distribution Center and the Marianna/Jackson County Distribution & Construction Services Park near I-10, reinforcing a proven workforce and user base for functional warehouse/contractor space.

### PROPERTY HIGHLIGHTS

- Excellent location.
- Two buildings.
- Office space.
- Room for expansion.



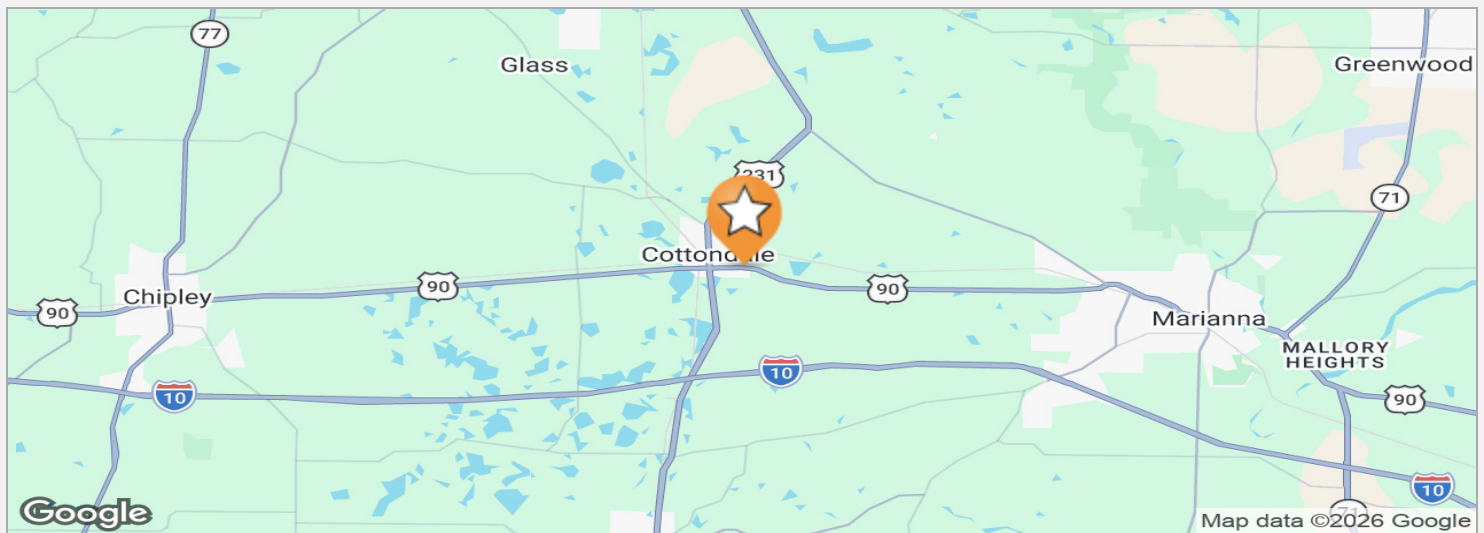
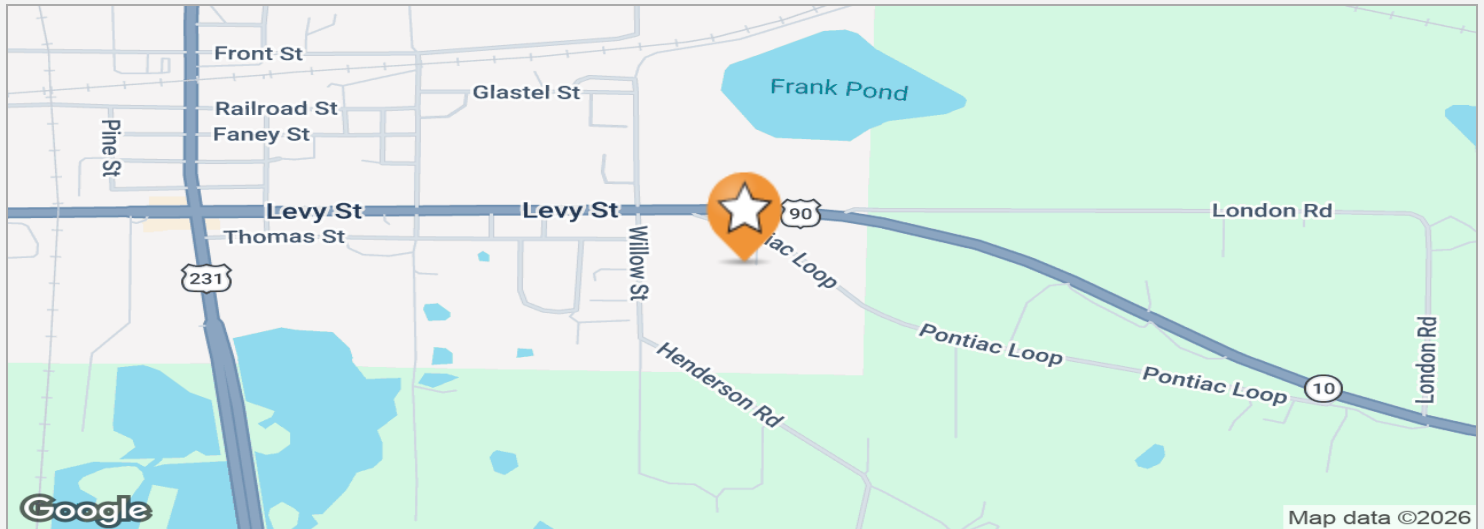


Additional Photos

4







### DRIVE TIMES

From Panama City 45 Minutes.  
From Marianna 10 minutes.  
From Dothan, AL. 30 minutes.  
From Tallahassee 1 hour 15 minutes.  
From Pensacola 2 hours.

### DRIVING DIRECTIONS

From Hwy 90 & Hwy 231 in Cottondale, go east on Hwy 90, right on Pontiac Loop, Property on right.

## CLAY PATRICK

Broker Associate



2860 Highway 71 N ste C  
Marianna, FL 32446  
T 850.693.6610  
C 850.693.6610  
clay@crosbydirt.com  
FL #BK577436

## PROFESSIONAL BACKGROUND

Clay was raised on a cattle farm in Jackson County, Florida. He has more than 30 years of experience in the real estate industry, specializing in investment properties, row crop/agricultural farms, large hunting tracts, and commercial properties. Clay is licensed in both Alabama and Florida. He strives to provide his clients and customers with the utmost honesty and integrity. Clay leverages his knowledge of the industry to advise and educate his clients. He studied Business at Chipola College as well as Forestry at Pensacola State College. He earned his commercial pilot's license at the age of 21. Clay earned his Accredited Land Consultant designation in 2019. He also had a 21-year career in site-work construction developing airports, highways, and subdivisions that provided him with additional land and real estate business knowledge and experience. Clay resides in Bascom, Florida with his wife Gina Patrick.

## EDUCATION

Accredited Land Consultant designation (ALC)  
Chipola College (Studied Business)  
Pensacola State College (Studied Forestry)

## MEMBERSHIPS & AFFILIATIONS

Member, Realtors Land Institute  
APEX Award 2023  
APEX Award 2022  
Member, Central Panhandle Association of Realtors  
Served 6 years on the Jackson County, FL Planning Commission  
Recipient of the Summit Bronze Award 2016  
Recipient of the Summit Silver Award 2017  
Recipient of the Summit Bronze Award 2018  
Recipient of the President's Award 2019  
Recipient of the Summit Award 2020  
Recipient of the Summit Silver Award 2021