



**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



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


SALE PRICE
\$309,500
OFFERING SUMMARY

Listing Price	\$309,500
Acres	215.558 SF
Price Per Acre	\$62,544
County	Jackson
Zoning	AG-2 Industrial
Utilities	City of Cottondale Water & Sewer
Parcel IDs	31-5N-11-0093-0000-0OKO
Coordinates	30.7910416, -85.36636279999999
Real Estate Taxes	\$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

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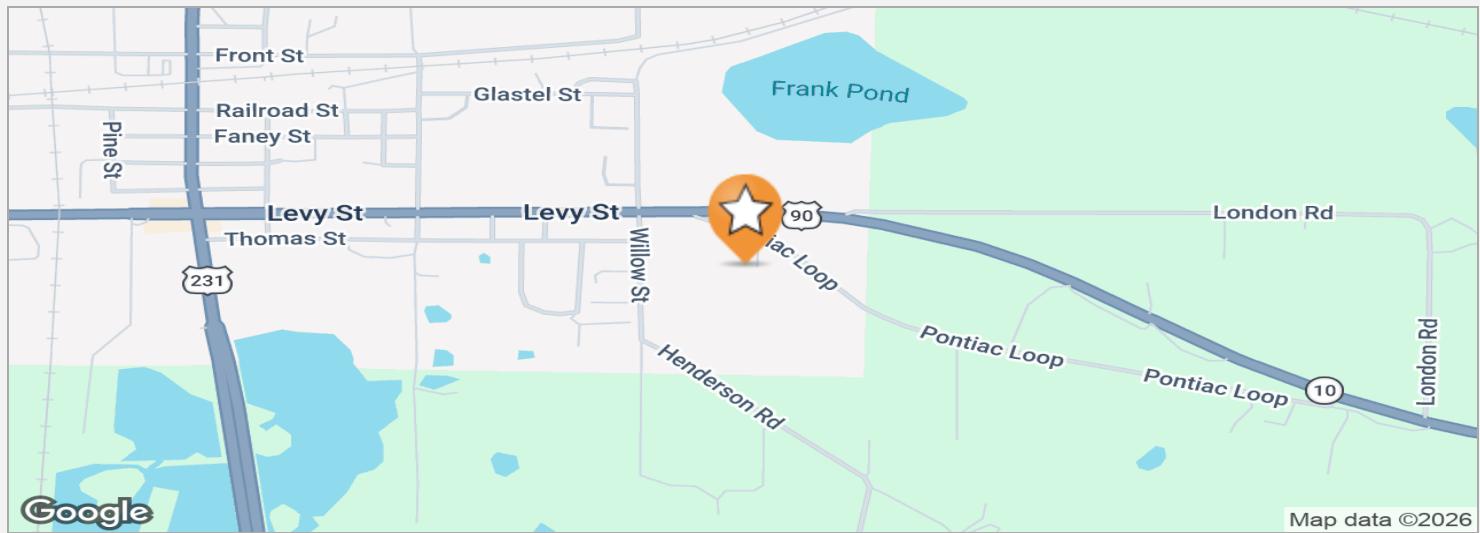


Clay Patrick
Broker Associate
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141 5th St. NW Suite 202
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DRIVE TIMES

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

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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