



STRUCTURE
COMMERCIAL REAL ESTATE
&
PROPERTY MANAGEMENT

EXCLUSIVE INDUSTRIAL INVESTMENT OPPORTUNITY

75,000 SF INDUSTRIAL/FLEX FACILITY NEAR I-10 FOR SALE

3121 HARTSFIELD ROAD, TALLAHASSEE, FL 32303

DANIEL H. WAGNON, SIOR

Principal
850.656.6555 X105
daniel@structureiq.net



75,000 SF INDUSTRIAL/FLEX FACILITY NEAR I-10 FOR SALE

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STRUCTURE

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SECTION 1

PROPERTY INFORMATION

DANIEL H. WAGNON, SIOR

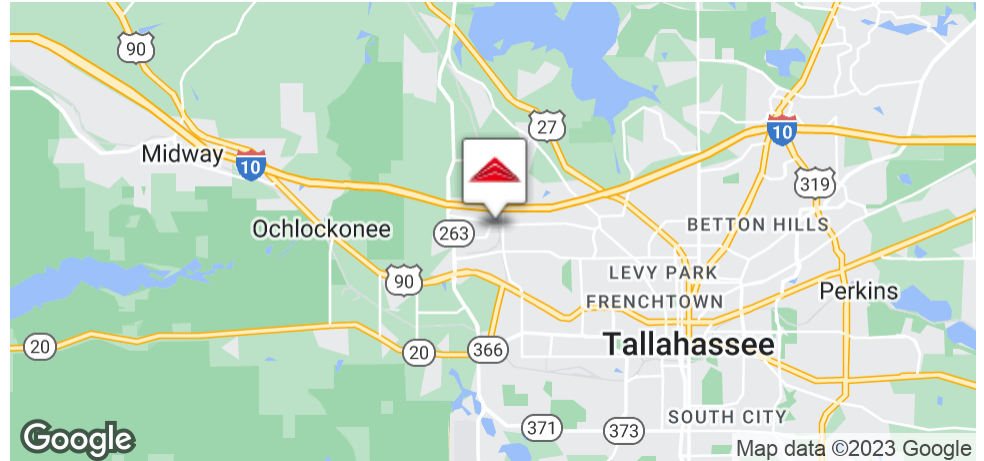
Principal
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$3,995,000
Building Size:	75,000 SF
Available SF:	
Lot Size:	7.8 Acres
Price / SF:	\$53.27
Year Built:	1995
Zoning:	M-1
Market:	I-10 / NW Tallahassee
Submarket:	Commonwealth Business Park

PROPERTY OVERVIEW

A rare, large industrial/flex facility for sale near I-10, this industrial flex facility has the ability for a regional operations or headquarters with need for professional, distribution, manufacturing and storage. The structure is in excellent condition and additional land allows for expansion needs if necessary. Another 32 acres adjacent of different ownership could also be assembled for larger operation.

PROPERTY HIGHLIGHTS

- Light Industrial, Distribution, R&D and Flex Office
- Two Parcels: 6.14 ac. & 1.66 ac. (Can be sold separately)
- Less than 1 mile from I-10
- 55% Warehouse / 45% Office
- Ability to Easily Convert to 85% Warehouse
- 12' to 21' ceilings in warehouse
- 3-Phase, 480 volt, 1000 amp onsite

[Property Youtube Video](#)

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PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

A rare, large industrial/flex facility for sale near I-10 has the ability for a regional operations or headquarters with need for professional, distribution, manufacturing and storage. The structure is in excellent condition and additional land allows for expansion needs if necessary.

LOCATION DESCRIPTION

Located within the Commonwealth Business Park and less than 1 mile from US Interstate 10, the site consists of 6.14 acres of improved land with adjacent 1.66 acres vacant parcel for additional outside storage, parking or annex. The parcels are zoned M-1 in the City limits with onsite utilities. An adjacent 32.7 acre parcel is also available from a different ownership group if a large site need is required.

INTERIOR DESCRIPTION

45% professional office and 55% warehouse w/ ability to convert up to 85% warehouse due to current Mezzanine in W/H area being free-standing and able to remove.

PARKING DESCRIPTION

103 Onsite, surface with expansion capability

UTILITIES DESCRIPTION

City Stormwater; onsite 3-Phase, 1,000 amps

CONSTRUCTION DESCRIPTION

The structure is a steel-frame with block/stucco split-face facade wrap. The roof is aluminum metal in excellent condition.

LOADING DESCRIPTION

The facility includes 5 dock-high, and 2-grade level doors (1 dock-high w/ concrete drive-in ramp). Truck Staging area allows for 5 deliveries simultaneously.

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COMPLETE HIGHLIGHTS



Office Entrance



Large Parking and Circulation Areas



Great Road Signage (Current Business Relocating)

LOCATION INFORMATION

Building Name	75,000 SF Industrial/Flex Facility near I-10 for Sale
Street Address	3121 Hartsfield Road
City, State, Zip	Tallahassee, FL 32303
County	Leon
Market	I-10 / NW Tallahassee
Sub-Market	Commonwealth Business Park
Signal Intersection	Yes

BUILDING INFORMATION

Ceiling Height	21 ft
Minimum Ceiling Height	12 ft
Year Built	1995
Warehouse %	55% (with ability to convert to 85%)
Framing	Steel
Roof	Metal
Free Standing	Yes; Single Tenant Operation
Mezzanine	Yes, in warehouse areas

PROPERTY HIGHLIGHTS

- 75,000 sf
- Two Parcels: 6.14 ac. & 1.66 ac.
- Less than 1 mile from I-10
- Entire Property with Security Fencing and two (2), Large Automatic Gates

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ADDITIONAL PHOTOS



Secured Access



Second Distribution Point / Open Garage / Detached Storage Warehouse



Main Distribution Point / Dock-High / Concrete Ramp

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ADDITIONAL PHOTOS



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SECTION 2

LOCATION INFORMATION

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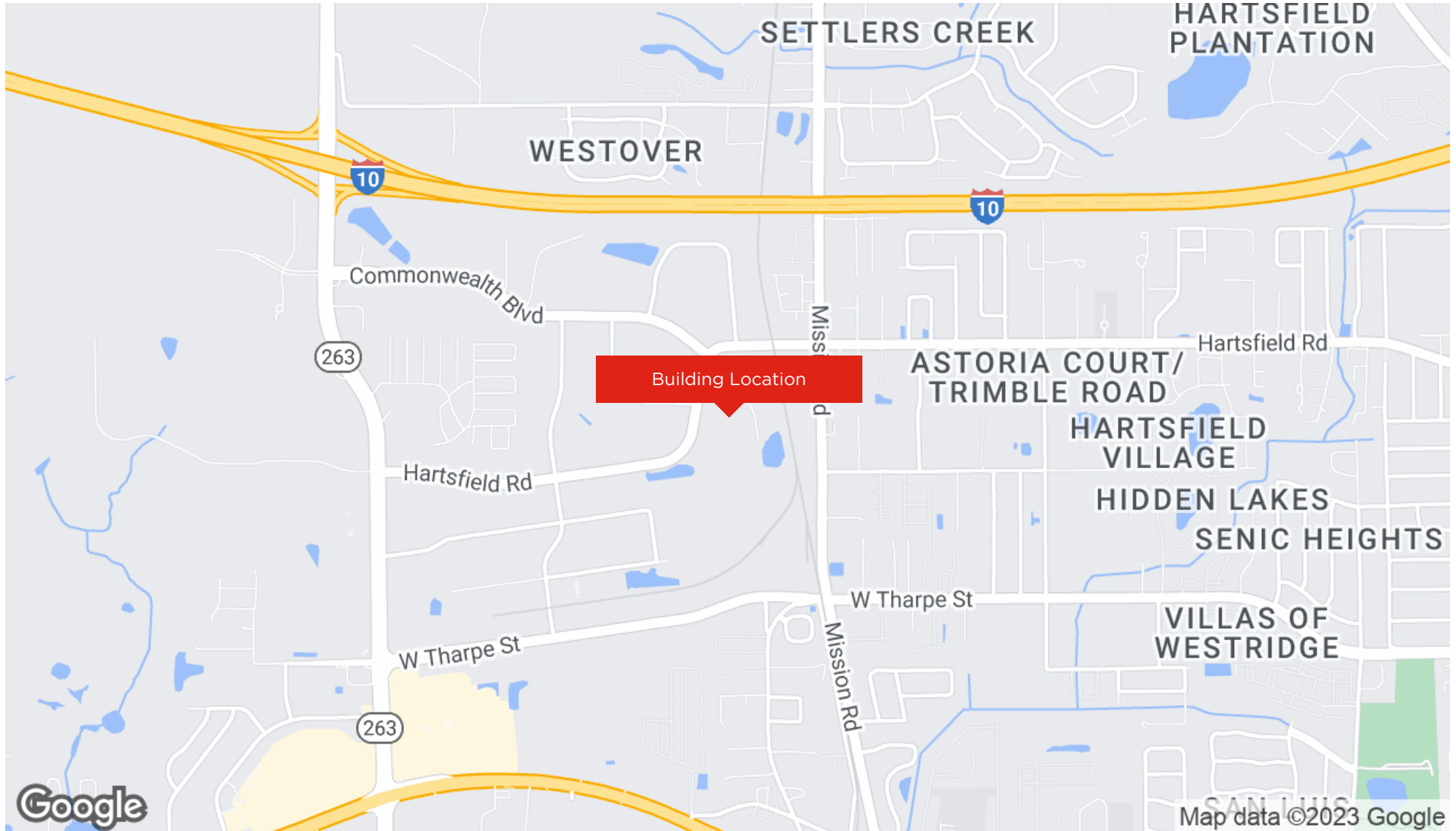
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LOCATION MAP

75,000 SF INDUSTRIAL/FLEX FACILITY NEAR I-10 FOR SALE

LOCATION MAP



REGIONAL MAP

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REGIONAL MAP



AERIAL MAP

75,000 SF INDUSTRIAL/FLEX FACILITY NEAR I-10 FOR SALE

AERIAL MAP



TRADE MAP

75,000 SF INDUSTRIAL/FLEX FACILITY NEAR I-10 FOR SALE

TRADE MAP



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TOPOGRAPHY MAP

75,000 SF INDUSTRIAL/FLEX FACILITY NEAR I-10 FOR SALE

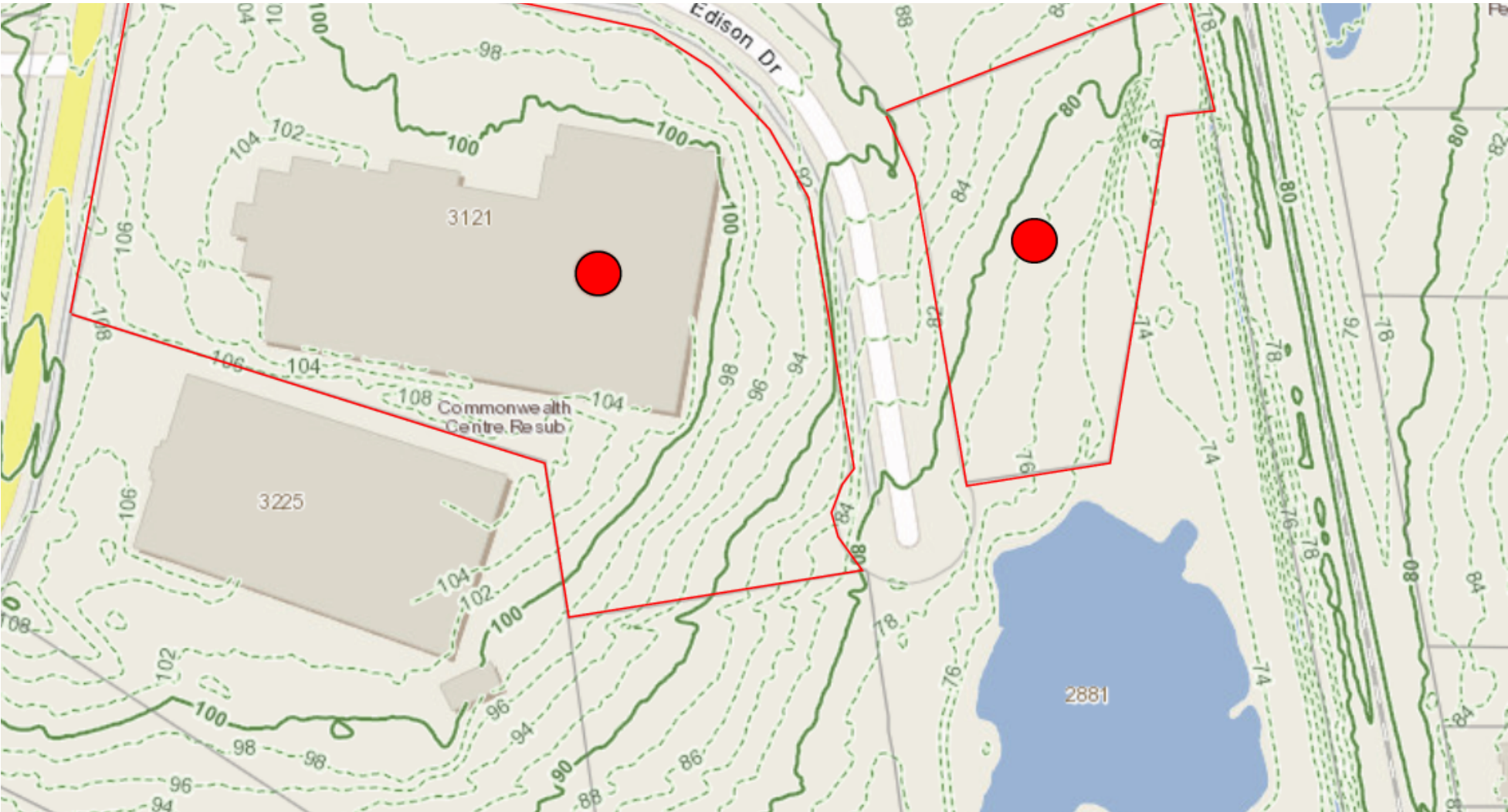
TOPOGRAPHY MAP

OF LOTS | -

TOTAL LOT SIZE | -

TOTAL LOT PRICE | -

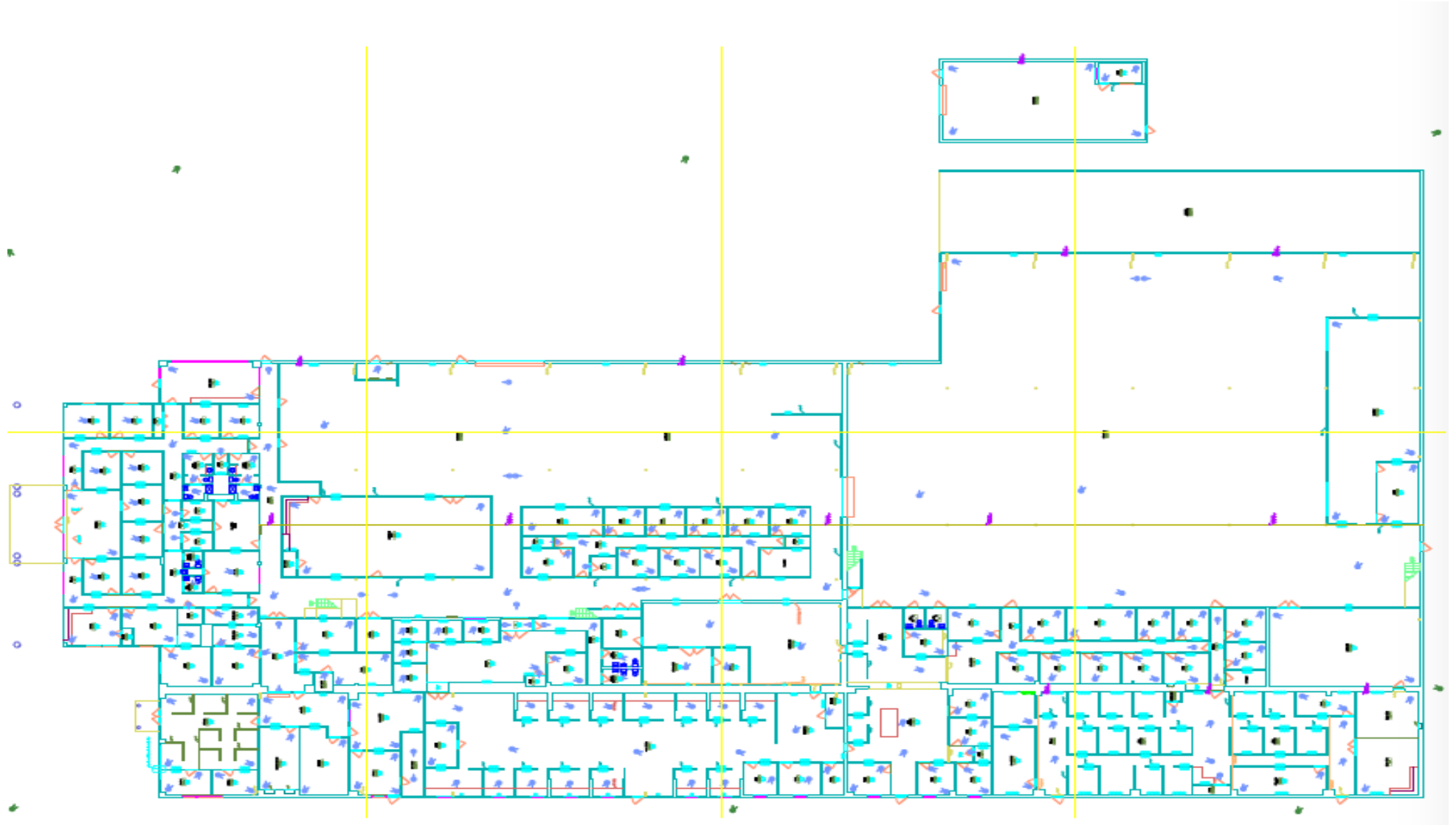
BEST USE | -



FLOOR PLANS - MAIN LEVEL

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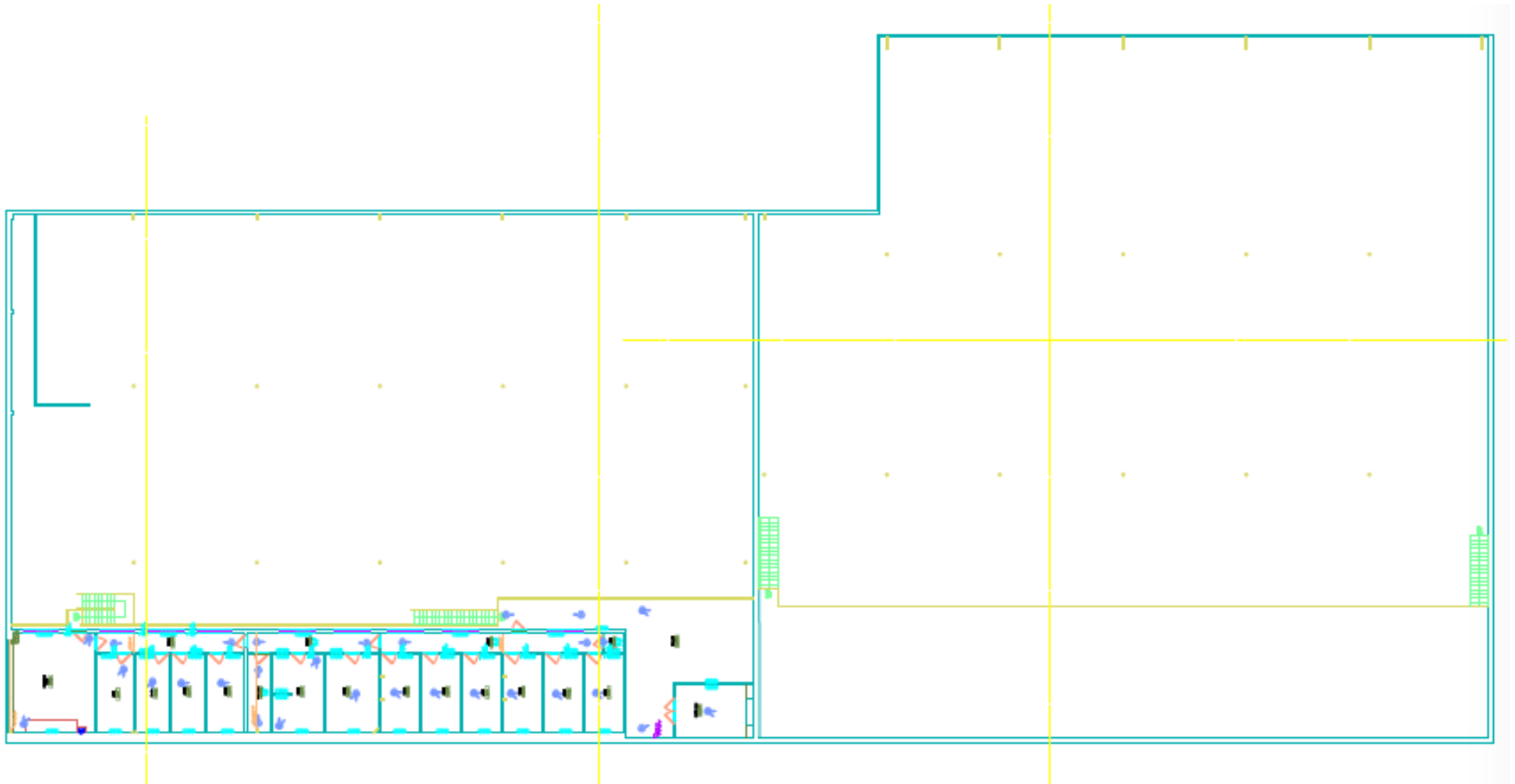
FLOOR PLANS - MAIN LEVEL



FLOOR PLANS - MEZZANINE LEVEL

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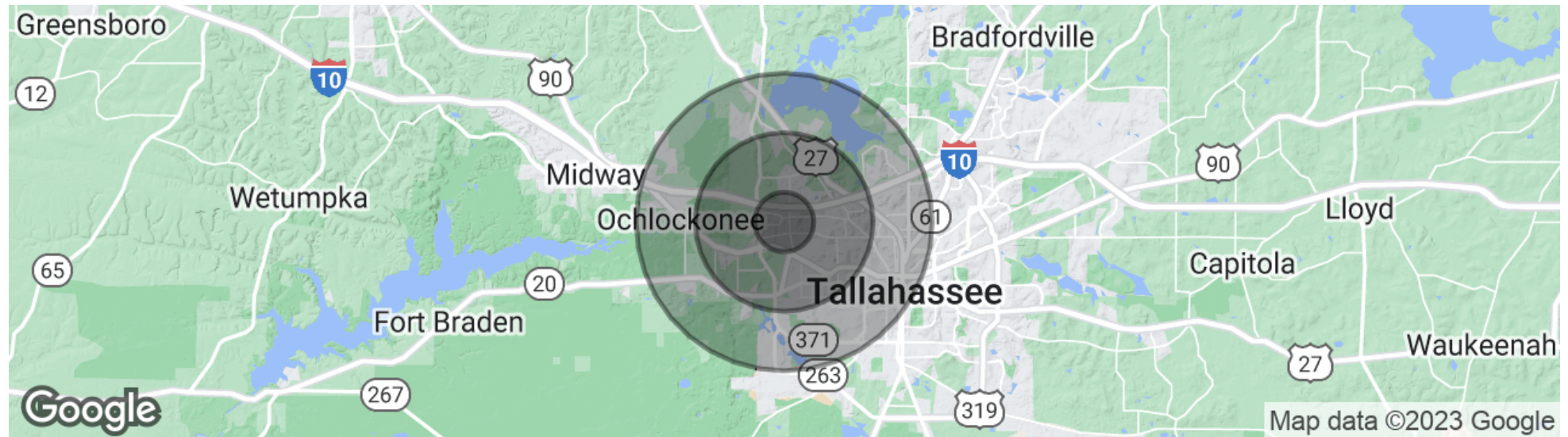
FLOOR PLANS - MEZZANINE LEVEL



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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	8,659	56,168	122,610
Median age	25.0	25.0	26.6
Median age (Male)	25.0	25.1	26.6
Median age (Female)	24.9	24.9	26.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,492	22,170	47,245
# of persons per HH	2.5	2.5	2.6
Average HH income	\$43,179	\$39,358	\$40,356
Average house value	\$148,438	\$158,494	\$160,347

* Demographic data derived from 2020 ACS - US Census

FOR MORE INFORMATION:

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850.766.2271

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