FOR LEASE
INDUSTRIAL SPACE

44,880 SF CLASS A WAREHOUSE

3166 Hartsfield Road
Tallahassee, FL 32303

DANIEL P. POULIN, CCIM, SIOR

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SEALY

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COLDWELL BANKER COMMERCIAL

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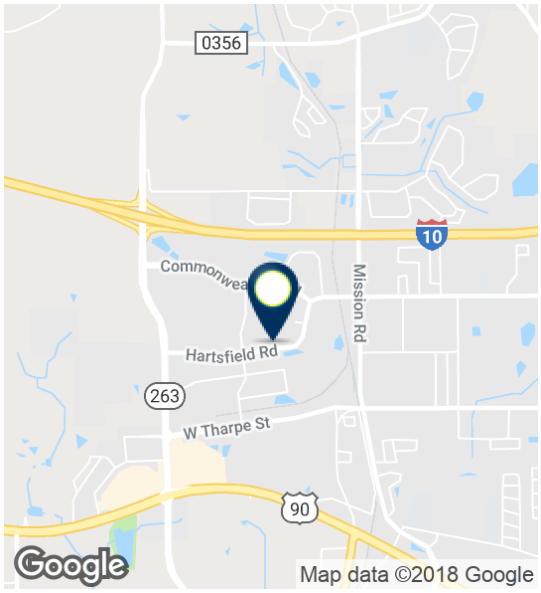

PROPERTY HIGHLIGHTS

- 44,880 SF Available
- 11,520 SF Office Space
- 23' High Ceilings in Warehouse
- 21'3" Eave Height
- 60' Column Spacing
- 5 Vertical Lift Bay Doors
- Ramp

PROPERTY OVERVIEW

Located in Commonwealth Commerce Park off Hartsfield Road.
Approximately 1.32 miles from I-10 and 6.09 miles from Tallahassee Regional Airport.
Surrounding companies include FedEx, Coca-Cola Bottling Company, General Dynamics, and the Florida DEP.

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PROPERTY DETAILS

Property Name:	Sealy Hartsfield Road
Available SF:	48,880 SF
Office SF:	11,520 SF
Building Size:	89,760 SF
Lot Size:	13.05 Acres
Lease Type:	NNN
Year Built:	1997
Construction Type:	Tilt Wall Concrete and R-Panel Expansion
Clear Height:	23 ft
Column Spacing:	60'
Dock High Doors:	4
Drive in Bays:	1 Ramp
Truck Court:	100.0
Fire Protection:	ESFR
Lighting:	Metal Halide
Floor/Slab:	Office: Carpet/VCT
Roof:	24" Metal Trapezoidal Panel

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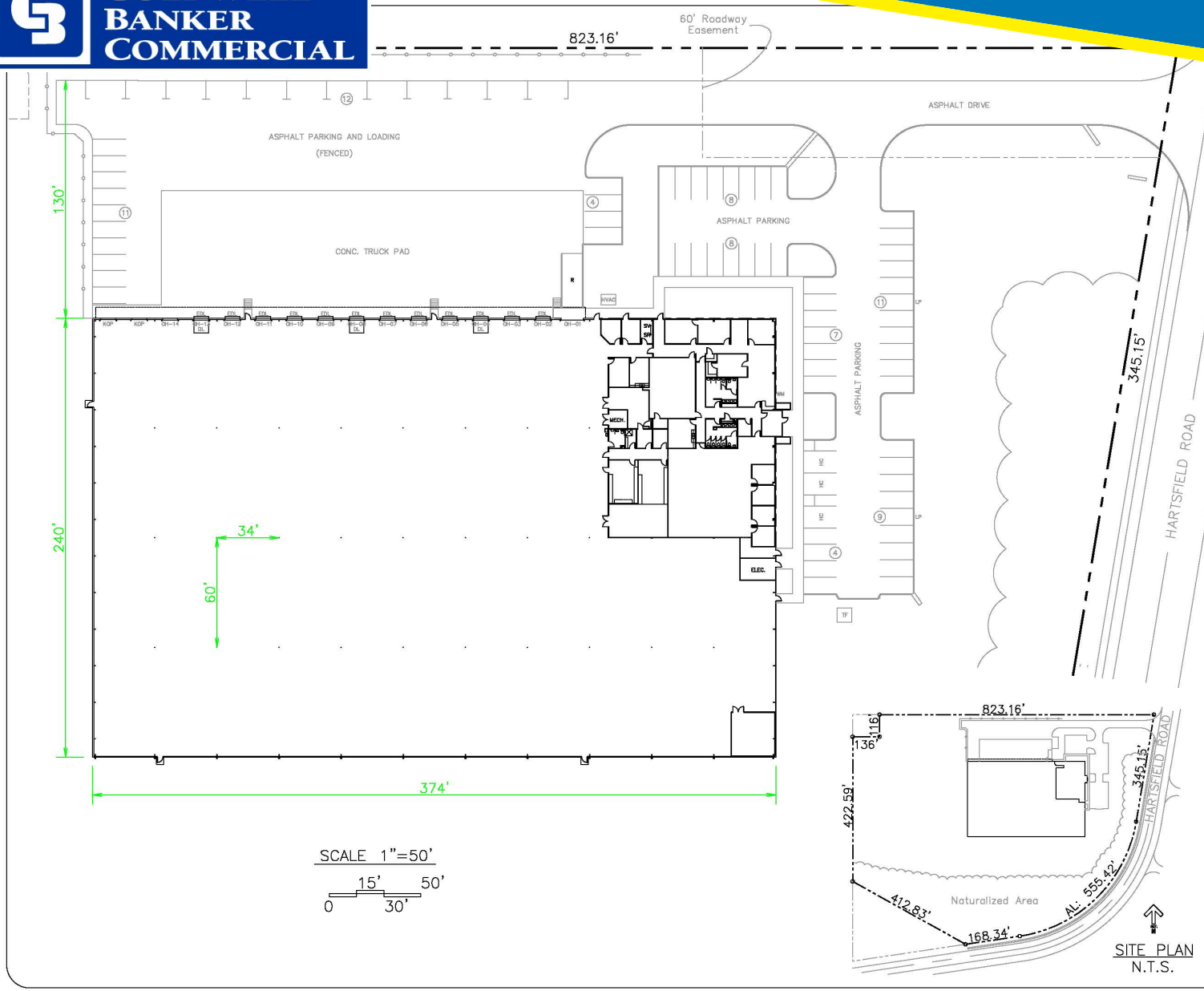

1-019-01
SEALY TALLAHASSEE LLC
3166 HARTSFIELD ROAD
TALLAHASSEE, FLORIDA 32303

LEGEND

WM	WATER METER
GM	GAS METER
EM	ELECTRIC METER
EP	ELECTRIC PANEL
TF	TRANSFORMER
LP	LIGHT POLE
	FENCE
	PROPERTY LINE
SV,SR	SPRINKLER VALVE, RISER
FH	FIRE HYD.
R	RAMP
OH	OVERHEAD DOOR
DL	DOCK LEVELER
EDL	EDGE OF DOCK LEVELER
KOP	KNOCK-OUT PANELS

BUILDING SUMMARY

AREA +/-	89,760 sq. ft.
LAND AREA	568,673 sq. ft.
CONSTRUCTION	Tilt Wall and Metal Panels
ROOF TYPE	Structural Metal
CLEAR HEIGHT +/-	21' - 24'
BAY SPACING	34'W x 60'D
LIGHTING	Met. Hal.
SPRINKLER	100%
SLAB +/-	8" Whse./5" Off.
YEAR BUILT	1997

SPACE SUMMARY

SPACE NO.	AREA +/-	OFFICE AREA +/-	TRUCK DOORS
3166	89,760	11,280	14 +2 KNOCK-OUT PANELS

SITE PLAN
N.T.S.

SEALY & COMPANY, INC.
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SHREVEPORT, LA 71101
Tele. 318-222-8700, Fax. 318-222-4124

REVISED: DECEMBER 31, 2013

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