

FOR SALE

4400 Shelfer Road Tallahassee, FL 32305

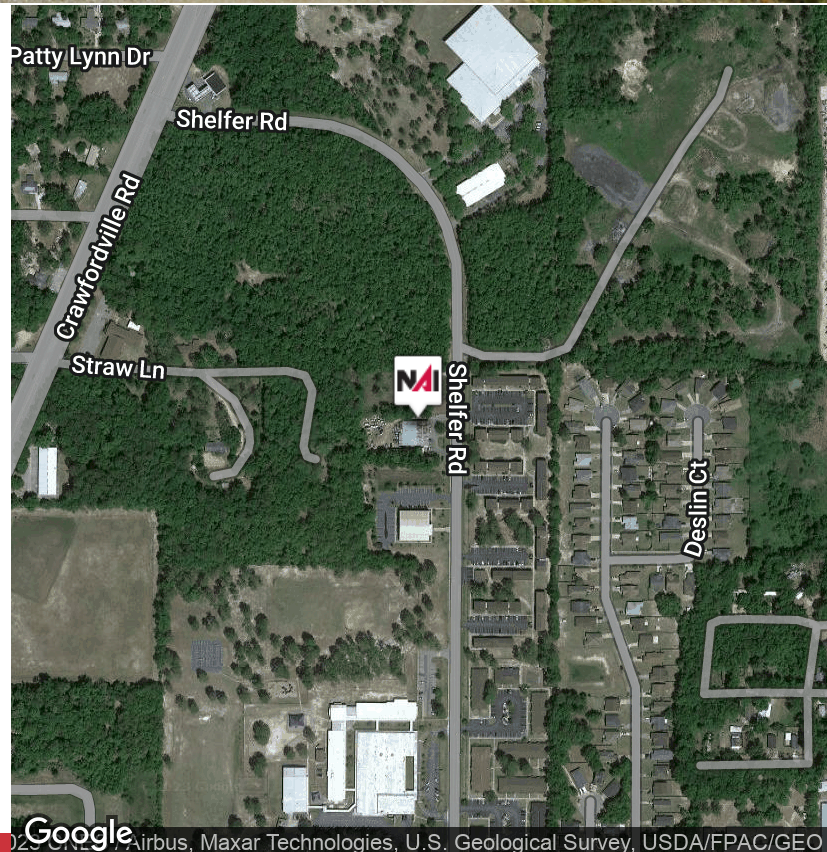
NAI TALCOR



Industrial | 7,216 SF

7,516 SF Free Standing Metal Warehouse with 1,580 SF of office space. Features include three phase power and fenced yard space. Formerly the home of Universal Electric, who moved to their new home on Kilowatt Drive. Property also features a 75 X 25 (1,875 sf) storage building on site. Two 12 ft grade level doors street side with several 8 foot doors in the rear would allow most service trucks to drive through the building. Also for Lease at \$5.50 Modified Gross rate with tenant responsible for utilities.

Sale Price: \$375,000



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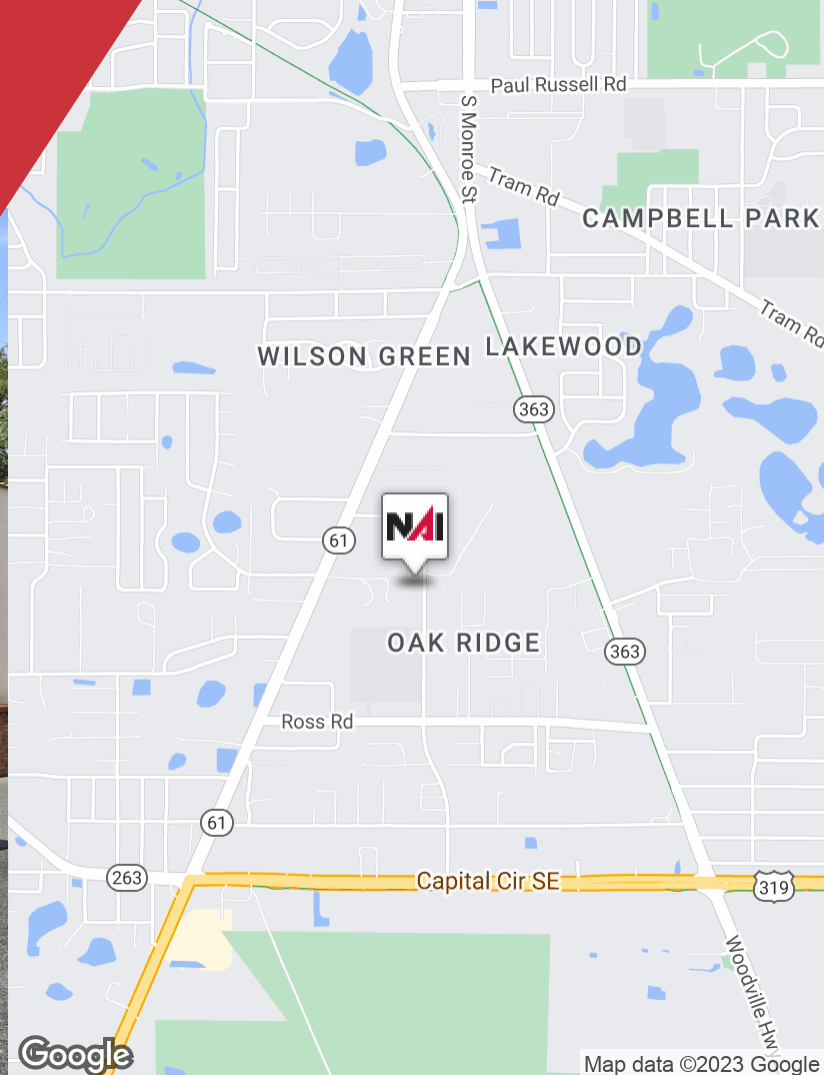


NAI TALCOR

1018 Thomasville Road, Suite 200A
talcor.com

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OFFERING SUMMARY

Sale Price: \$375,000

Lot Size: 1.0 Acres

Building Size: 7,216 SF

Zoning: M-1

Price / SF: \$51.97

PROPERTY HIGHLIGHTS

- Free standing metal warehouse with 1,580 SF of office/storage space
- Three phase power and fenced yard space
- Flat, open yard space with plenty of large truck parking
- Additional 75' x 25' (1,875 SF) storage building
- Two 12' grade level doors street side
- Several 8' doors in the rear
- Tax ID# 4124200250000

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	1,415	39,156	98,080
Total Population	3,326	96,434	235,636
Average HH Income	\$39,369	\$37,352	\$52,097

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