



**2508**

Blue Star Highway  
Quincy, FL 32351

**FOR SALE**



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The Owner expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to Purchase or Lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice which may arise as a result of review of the Memorandum.

The Owner shall have no legal commitment or obligation to You or any person or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property that are satisfactory to Owner in its sole and absolute discretion have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

## INDUSTRIAL STORAGE PROPERTY

25008 BLUE STAR HIGHWAY, QUINCY, FL 32351

SperryCGA - Silver Fish CRE // 2821 SHARER ROAD, TALLAHASSEE, FLORIDA 32312 // SPERRYCGA.COM

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**Building 1**

Total Area	9,100 SF
Heated Area	9,100 SF
Ceiling Height	18 'Clear
Year Built	1977
Doors	1 Roll UP
Lease Expiration	MO to MO
Lease Term	
Lease Rate	\$1530/ MO
Security Deposit	\$1,530

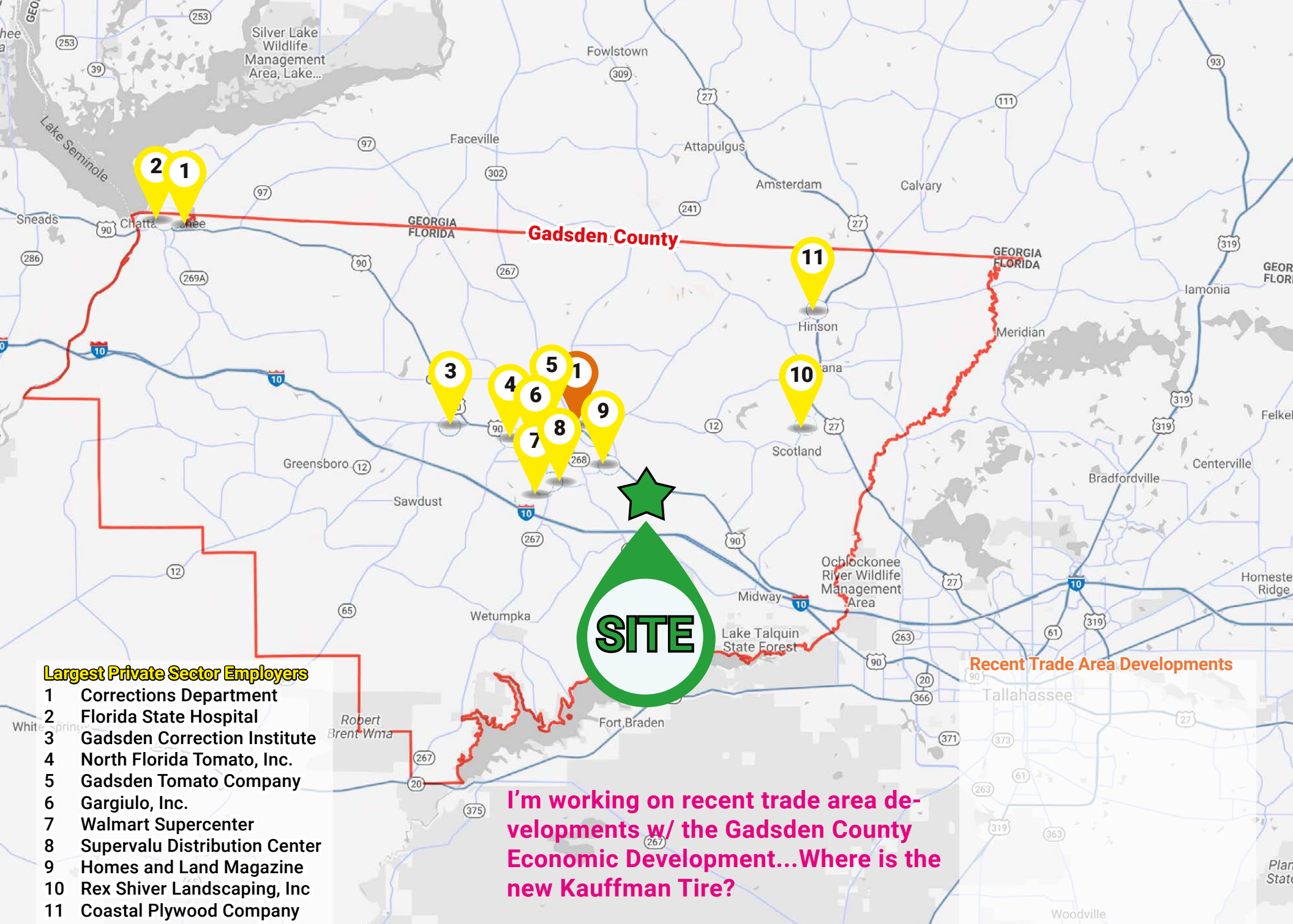
**Building 2**

Total Area	17,100 SF
Heated Area	17,100 SF
Ceiling Height	22' Center
Year Built	1977
Doors	3 Roll UP
Lease Expiration	Vacant
Lease Term	
Lease Rate	
Security Deposit	

**Building 3**

Total Area	9,710 SF
Heated Area	9,710 SF
Ceiling Height	20' Clear
Year Built	1982
Doors	4 Roll Up
Lease Expiration	Apr-20
Lease Term	1 Year
Lease Rate	\$3,000 MO
Security Deposit	\$3,000 MO





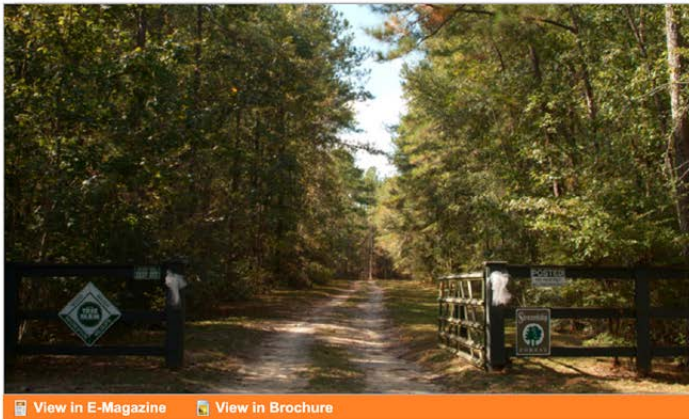
# Gadsden County In the News



## Opportunities ABOUND

Gadsden County, FL

By Laura McHargue



Gadsden County, located in Northwest Florida, is part of the Tallahassee metro area and offers many opportunities for companies looking to do business in the southeastern US. The Gadsden County Development Council (GCDC) is committed to leveraging the county's strategic assets to strengthen the local economy. Executive Director Beth Kirkland spoke with us about the assets and initiatives that make Gadsden County an ideal location for doing business.

Gadsden County, Florida, is comprised of six municipalities with a combined population of 46,823 people. Gadsden County provides easy access to all the amenities of the south Georgia – north Florida region providing a workforce of 265,709 people in the 50 mile radius. With a vibrant arts community and an abundance of outdoor recreation opportunities featuring many lakes, rivers, and state parks, the county offers endless opportunities for outdoor enthusiasts. "Gadsden is that outdoor playground, with the lakes, the watersports, the fishing and hunting, all the things that people so enjoy," said Beth Kirkland of the Gadsden County Development Council. "People here have the balance of lifestyle they're looking for."

Designated as a Rural Area of Opportunity by the Florida Department of Economic Opportunity, Gadsden is a member of Opportunity Florida, a nine county regional economic development alliance in northwest Florida. This designation allows the development council to seek infrastructure funding necessary to facilitate capital investment and job creation. A recent award of \$387,575 from the state will build a road and extend utilities to the greenfield site of a \$2.1 million build-to-suit project expected to create 31 direct jobs.

The county is experiencing economic growth in a variety of sectors including manufacturing, distribution, transportation, retail and senior living. Led by Lee Garner, Chairman, the Gadsden County Development Council focuses on three drivers of economic growth and development: identifying and positioning commercial and industrial sites proximate to transportation assets (interstate, rail, air and sea ports), using the sector strategy approach to workforce development, and developing local policies that support small

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*The county is one of only four that have been awarded a grant from the Florida Department of Economic Opportunity to write regional plan for the area's transportation assets....Gadsden County's strategic location and numerous transportation assets make it an ideal location for companies with a regional footprint.*

-By Laura McHargue, Business in Focus



**Interstate 10** 

Stretches the entire length of the county carrying more than 140,00 VPD

**I-65, I-75 & I-85**

Located nearby offering transportation throughout the region and to major markets in the U.S.



**3 Hours**  
from the  
Port of Jacksonville



**30 Min.**  
Tallahassee International Airport

To read the article,  
click on image

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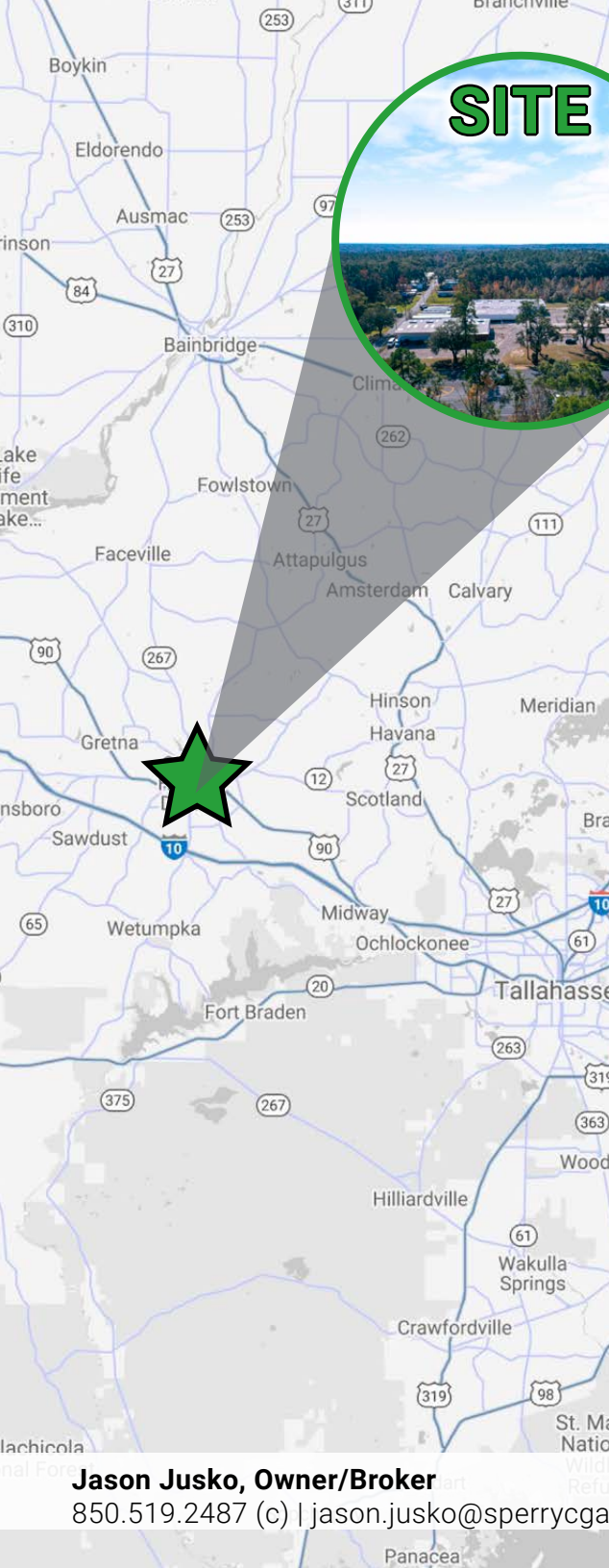
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City	County	MSA		Population
6,964	45,629	386,848	2019 Estimated Population	
2,763	18,333	162,376	2019 Estimated Households	
2,831	18,508	168,267	2024 Projected Households	
52.4%	63.9%	54.7%	2019 Est. Owner-Occupied	
31.6%	21.1%	38.1%	2019 Est. Renter-Occupied	
\$89,109	\$102,786	\$177,352	2019 Median Home Value	Households/ Housing
\$482	\$480	\$805	2019 Median Rent	
456	1,398	17,446	2019 Est. Total Businesses	
4,666	14,680	188,283	2019 Est. Total Employees	
\$56,911	\$56,923	\$72,500	2019 Est. Average Household Income	
\$131.78 M	\$870.53 M	\$9 B	2019 Est. Total Household Expenditure	
\$4.54 M	\$29.95 M	\$315.33 M	2019 Est. Apparel	
\$7.17 M	\$48.04 M	\$504.76 M	2019 Est. Entertainment	
\$20.7 M	\$135.75 M	\$1.39 B	2019 Est. Food, Beverages, Tobacco	
\$4.47 M	\$29.95 M	\$314.15 M	2019 Est. Furnishings, Equipment	
\$43.62 M	\$285.71 M	\$2.93 B	2019 Est. Household Operations, Shelter,	
\$1.77 M	\$11.67 M	\$120.78 M	2019 Est. Personal Care	
\$23.73 M	\$158.23 M	\$1.64 B	2019 Est. Transportation	Consumer Expenditures



## ADDITIONAL PHOTOS



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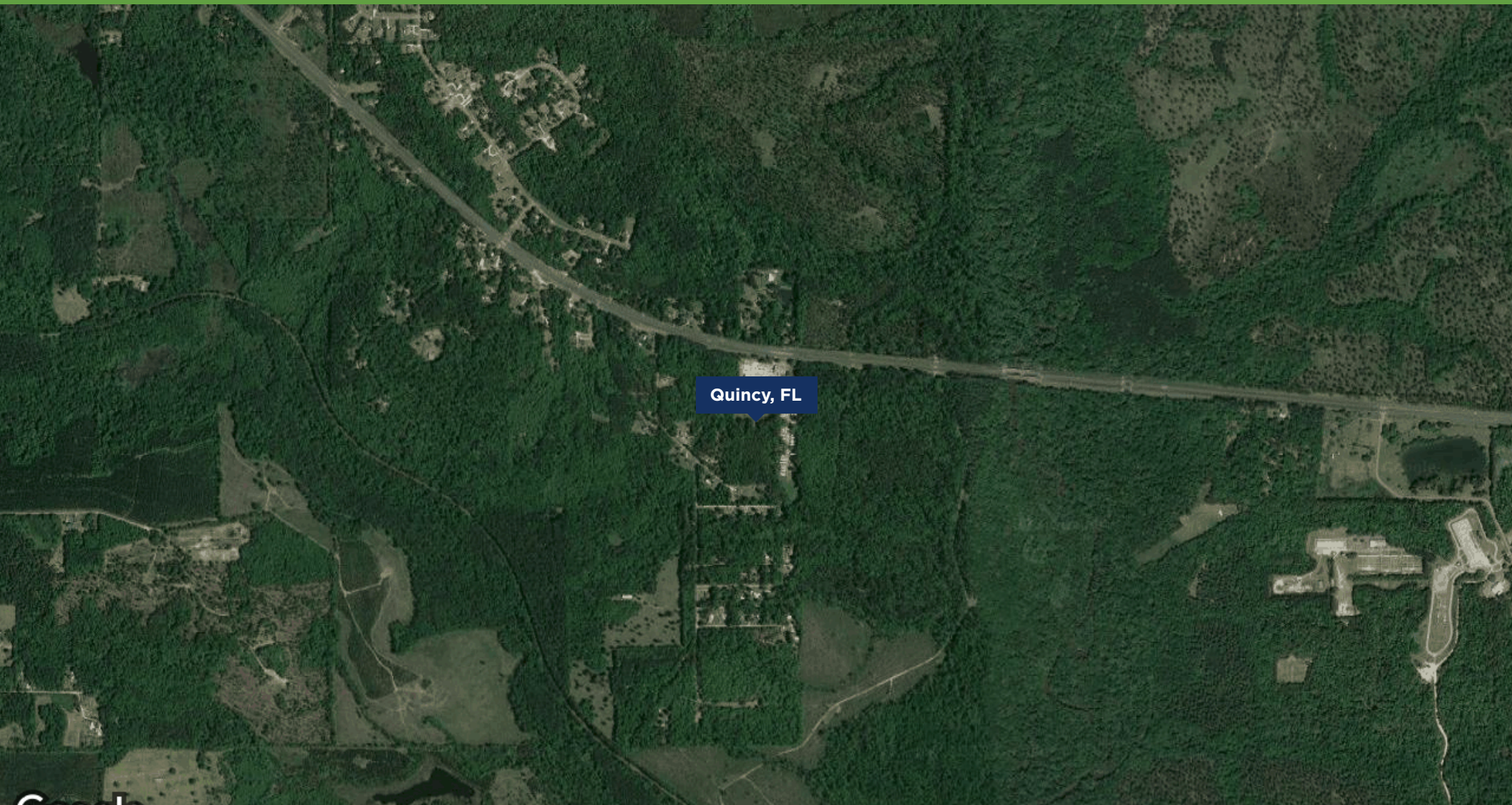
**ADDITIONAL PHOTOS // 8**



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# REGIONAL MAP



Quincy, FL

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**REGIONAL MAP // 9**

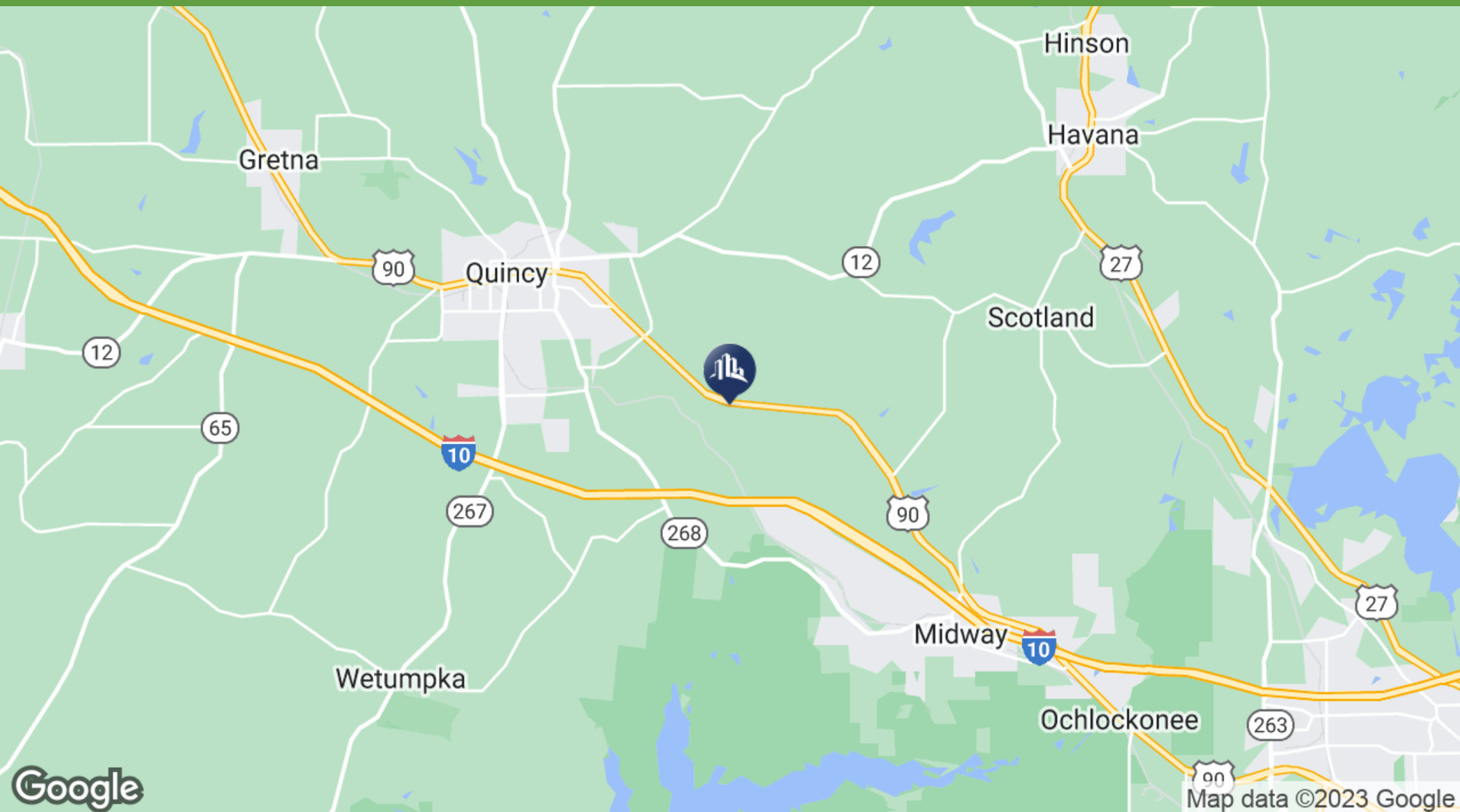


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# LOCATION MAPS



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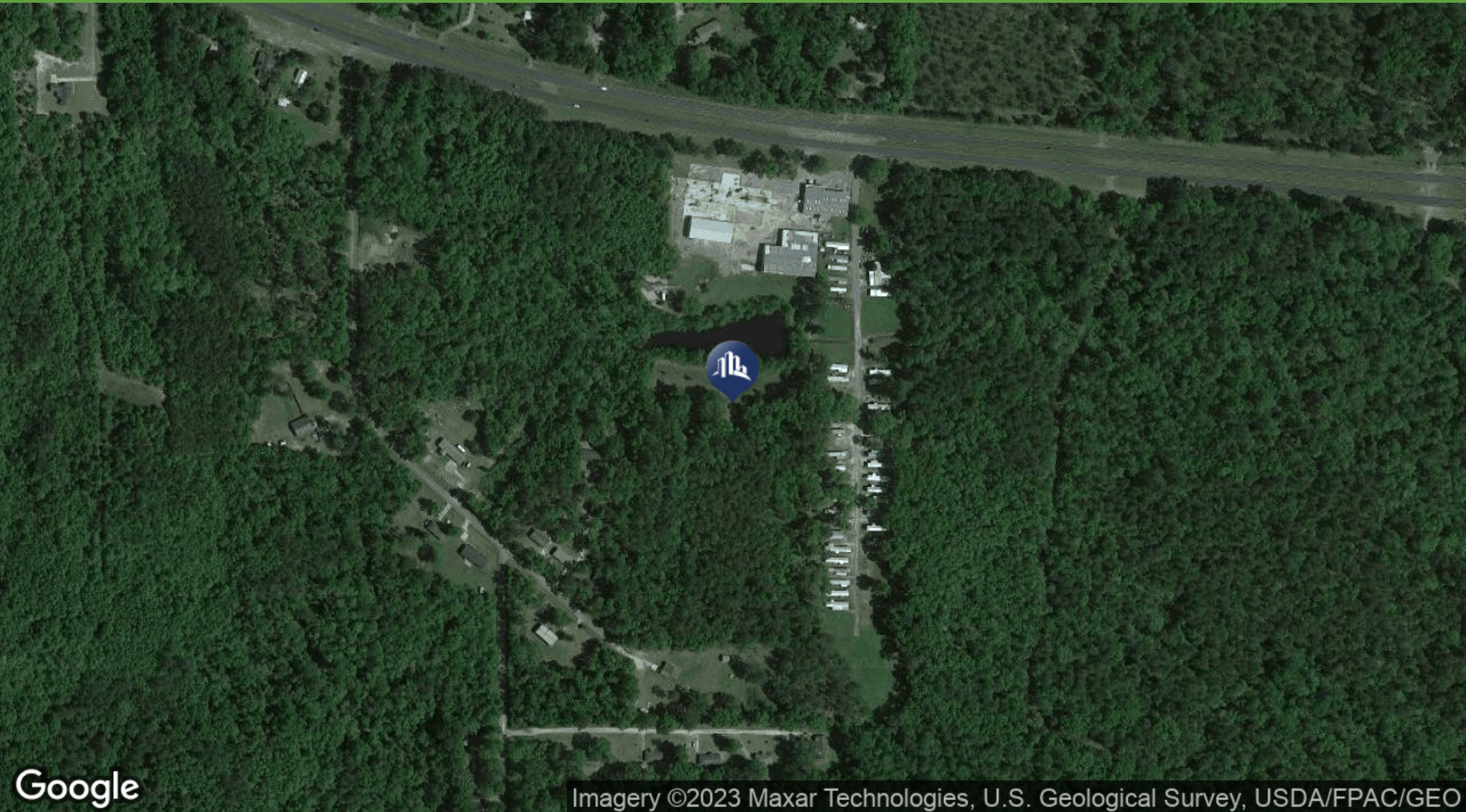


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# AERIAL MAPS



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**AERIAL MAPS // 11**

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