

LEASE

Golden Commerce Center

2821 INDUSTRIAL PLAZA DRIVE

Tallahassee, FL 32308

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$14.00 SF/yr (NNN)
BUILDING SIZE:	54,500 SF
AVAILABLE SF:	1,680 SF
LOT SIZE:	3.48 Acres
YEAR BUILT:	1996
ZONING:	M-1
MARKET:	North

PROPERTY OVERVIEW

Golden Commerce Center is a RARE, Hard to find industrial/warehouse/distribution space on Capital Circle NE. Located off Industrial Plaza Drive, this 54,500+/- sq. ft. warehouse/office/distribution facility is conveniently located. This 3.48 property consists of 5 buildings, totaling 54,500 sq. ft. of space is the current space configuration, with outside storage and the potential ability to add additional building of approx. 7,000 sq. ft. . The property is secured with perimeter fencing and gates. There are a variety of suites available for lease.

LOCATION OVERVIEW

Located in the Industrial Plaza Drive Commerce Park, just off Capital Circle Northeast, this property is a rare opportunity on the Northeast side of Tallahassee.

PROPERTY HIGHLIGHTS

- Up to 54,500+/- sq. ft. Available of Office/Warehouse/Distribution
- Dock High Doors and Drive In Doors
- Covered Loading

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ADDITIONAL PHOTOS



CARLTON DEAN, SIOR, CCIM

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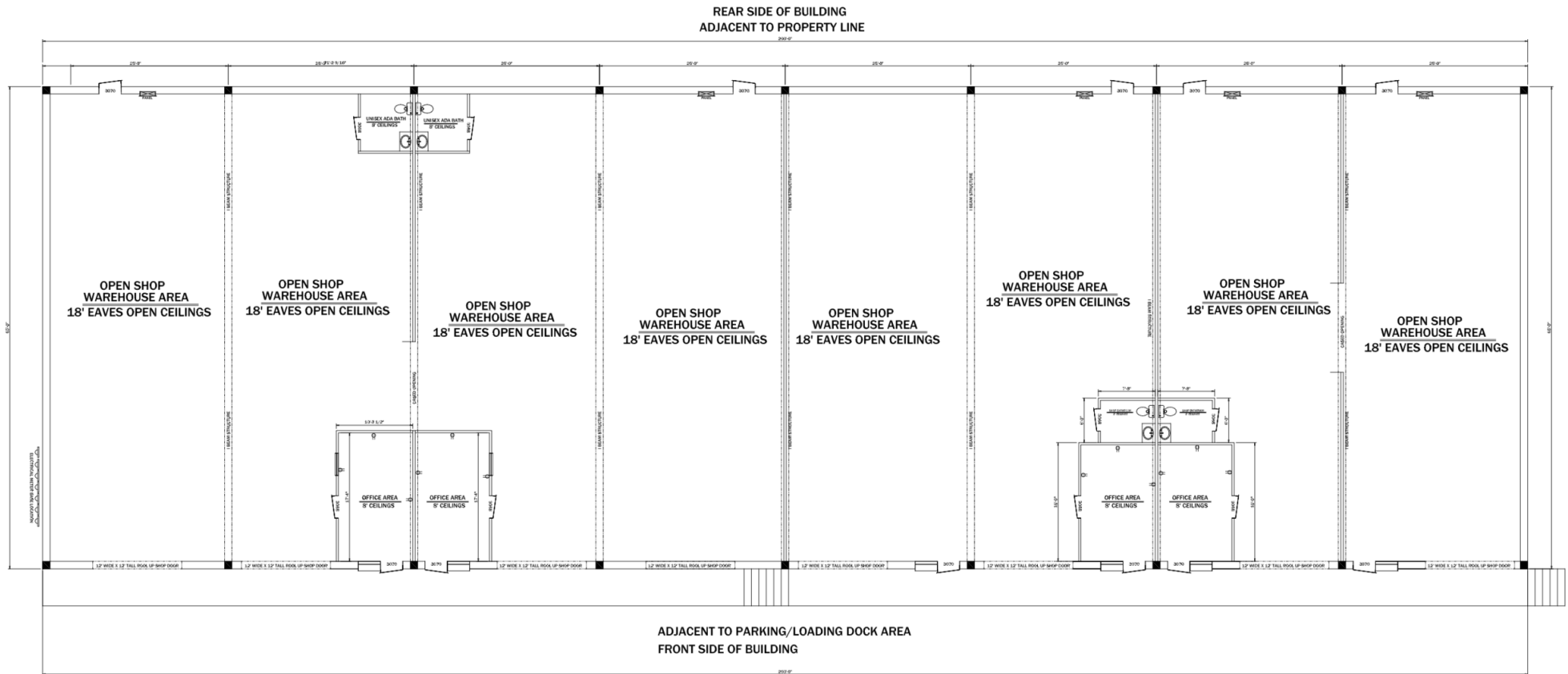
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ADDITIONAL PHOTOS



DESCRIPTION OF BUILDING E.

OVERALL SIZE OF BUILDING IS 65' X 200'
FIRST LEFT SECTION IS 65' X 100' OVERALL WITH TWO 170 SF +/- OFFICE AREAS. THESE CAN BE DIVIDED EASILY.
SECOND SECTION IS 65' X 50' OVERALL WITH 210 SF +/- OFFICE AREA AND SHOP RESTROOM.
THIRD SECTION IS 65' X 50' OVERALL WITH 210 SF +/- OFFICE AREA AND SHOP RESTROOM.

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LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	60 months
TOTAL SPACE:	1,680 SF	LEASE RATE:	\$14.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2819 Industrial Plaza Drive	-	3,250 SF	NNN	\$12.00 SF/yr	Space is approx 50' wide by 65' deep with Roll up Doors
2821 Industrial Plaza Drive	Available	1,680 SF	NNN	\$14.00 SF/yr	This 1680sf warehouse office is available for lease. Has a drive unit ramp, office, and restroom
Entire Facility	-	10,000 - 54,500 SF	NNN	\$12.00 SF/yr	Entire campus, 5 buildings, 3.48 acres, 54,500sf, Approvals to build additional 5,000sf for expansion

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SITE PLANS



This site plan including measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing the site plan.

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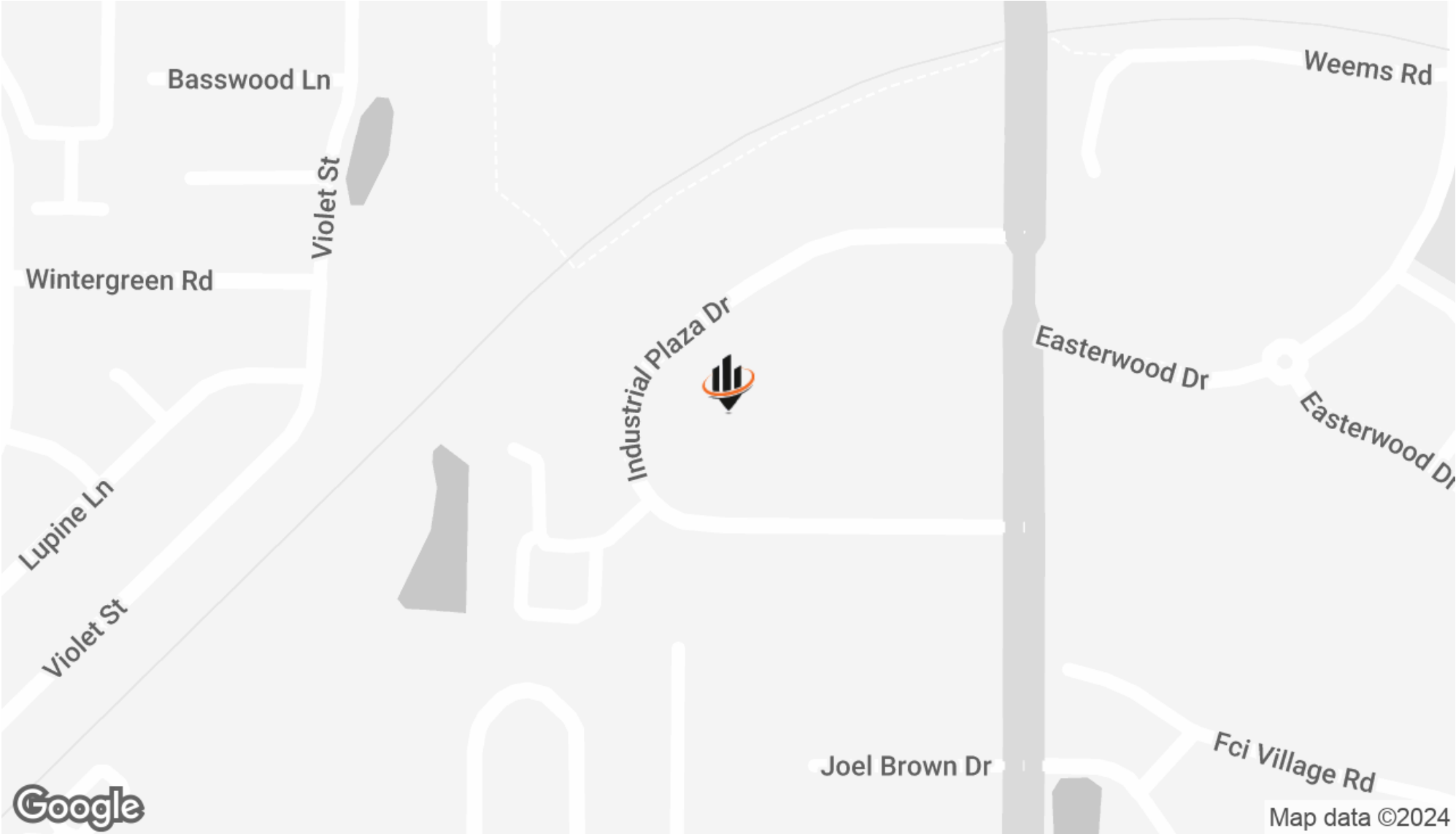
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LOCATION MAP



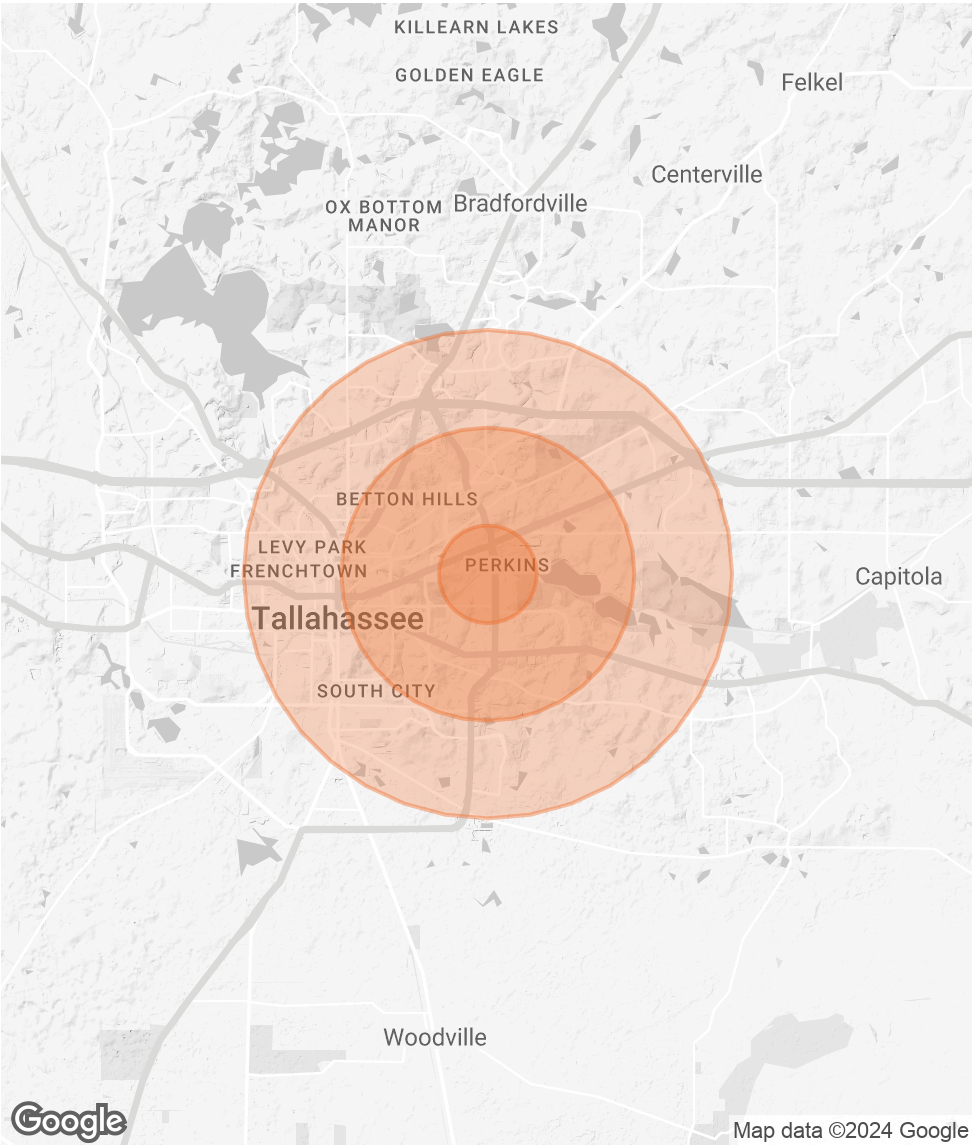
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,336	44,868	115,867
AVERAGE AGE	33.5	35.0	33.7
AVERAGE AGE (MALE)	31.7	33.7	32.8
AVERAGE AGE (FEMALE)	34.8	36.0	34.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,171	22,116	50,581
# OF PERSONS PER HH	2.0	2.0	2.3
AVERAGE HH INCOME	\$57,646	\$59,905	\$61,497
AVERAGE HOUSE VALUE	\$202,240	\$230,003	\$239,007

* Demographic data derived from 2020 ACS - US Census



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