

For Sale or Lease

# Industrial Property

117,163 SF | \$3,600,000



## 2503 Jackson Bluff

Tallahassee, Florida 32304

### Property Highlights

- 8,910 SF of office space
- 78,562 SF conditioned manufacturing space
- 26,465 SF non-conditioned warehouse space
- 3 phase power
- 46% climate controlled space
- 7 overhead doors and a covered loading dock

### Property Description

Also available for lease with multiple options for needs over 20,000 SF

Tremendous location in Tallahassee, Florida

117,163 square foot (per owners measurement) warehouse with office space on 7.41 acres, zoned M-1, light industrial

Listed well below replacement cost

Priced at under \$31/SF

Located in Opportunity Zone

### OFFERING SUMMARY

Sale Price	\$3,600,000
Lot Size	7.41 Acres
Building Size	117,163 SF

### DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	10,376	\$25,289
3 Miles	80,010	\$28,838
5 Miles	138,717	\$39,101

For more information

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## Additional Photos





## Additional Photos





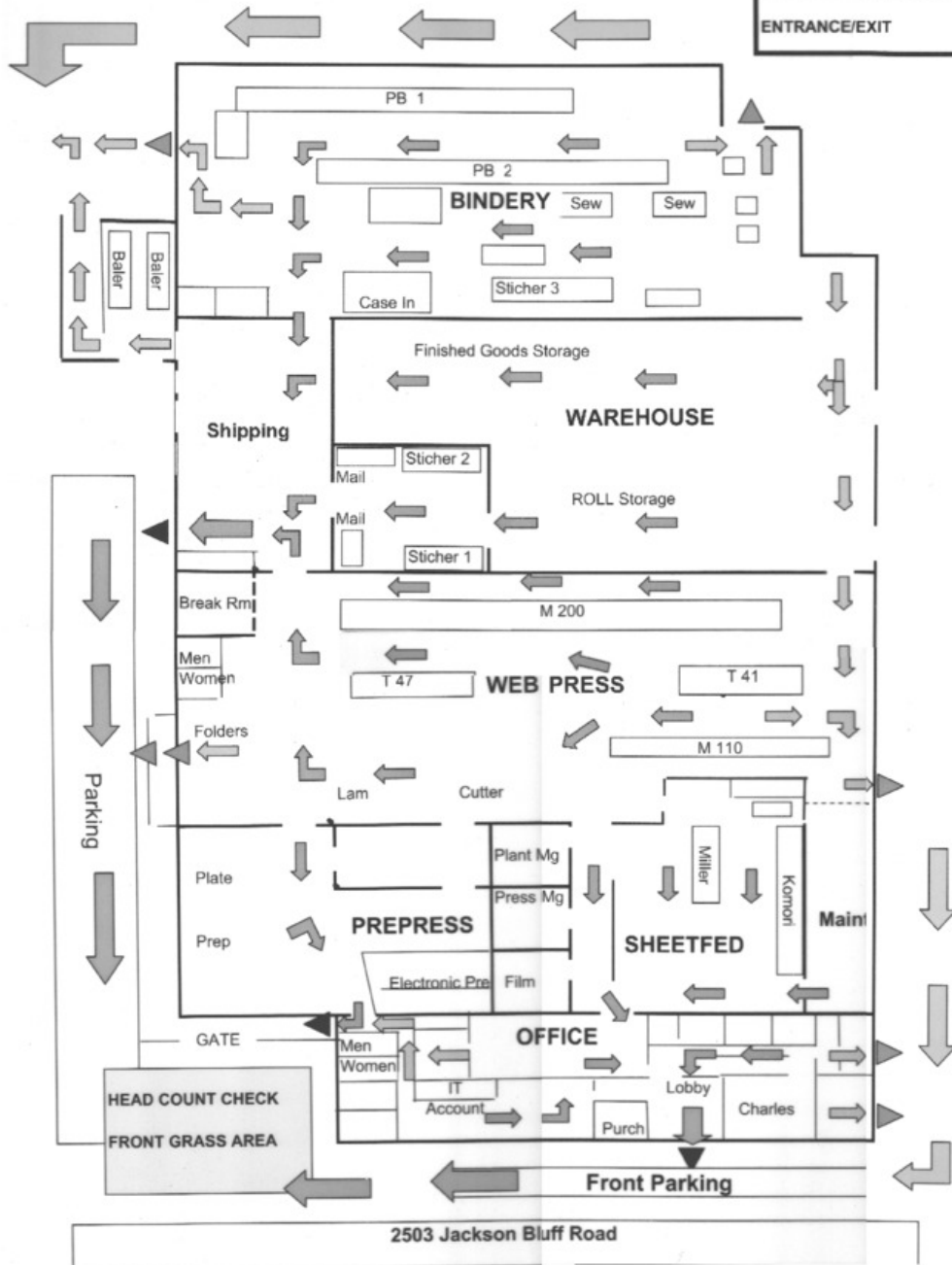
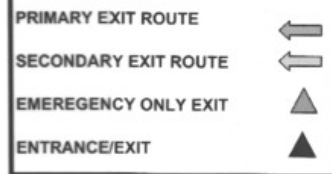
## Additional Photos



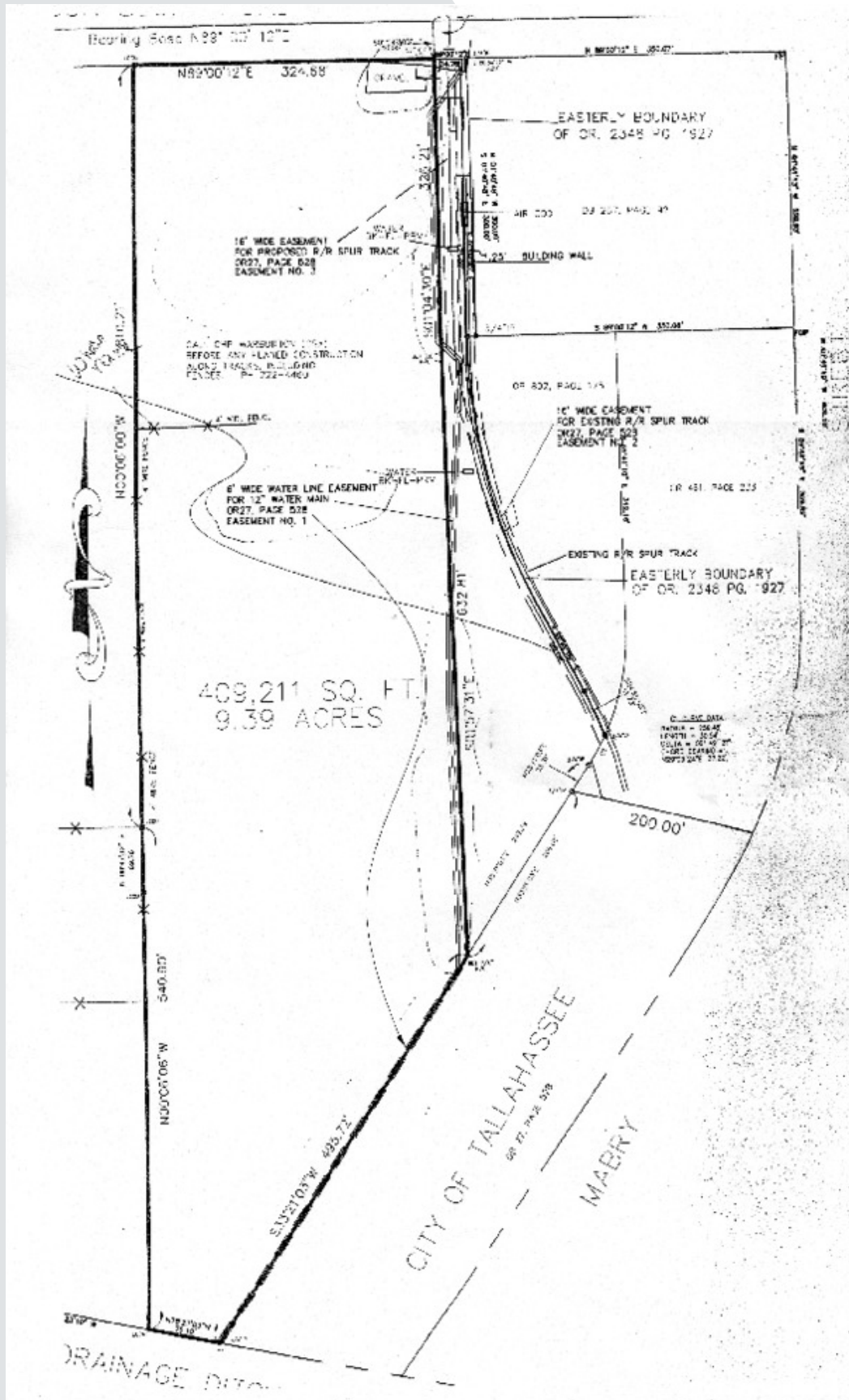


# Floor Plan

Rose Printing 2503 Jackson Bluff Road, Tallahassee, FL  
BACK OF BUILDING









117,163 SF | \$3,600,000



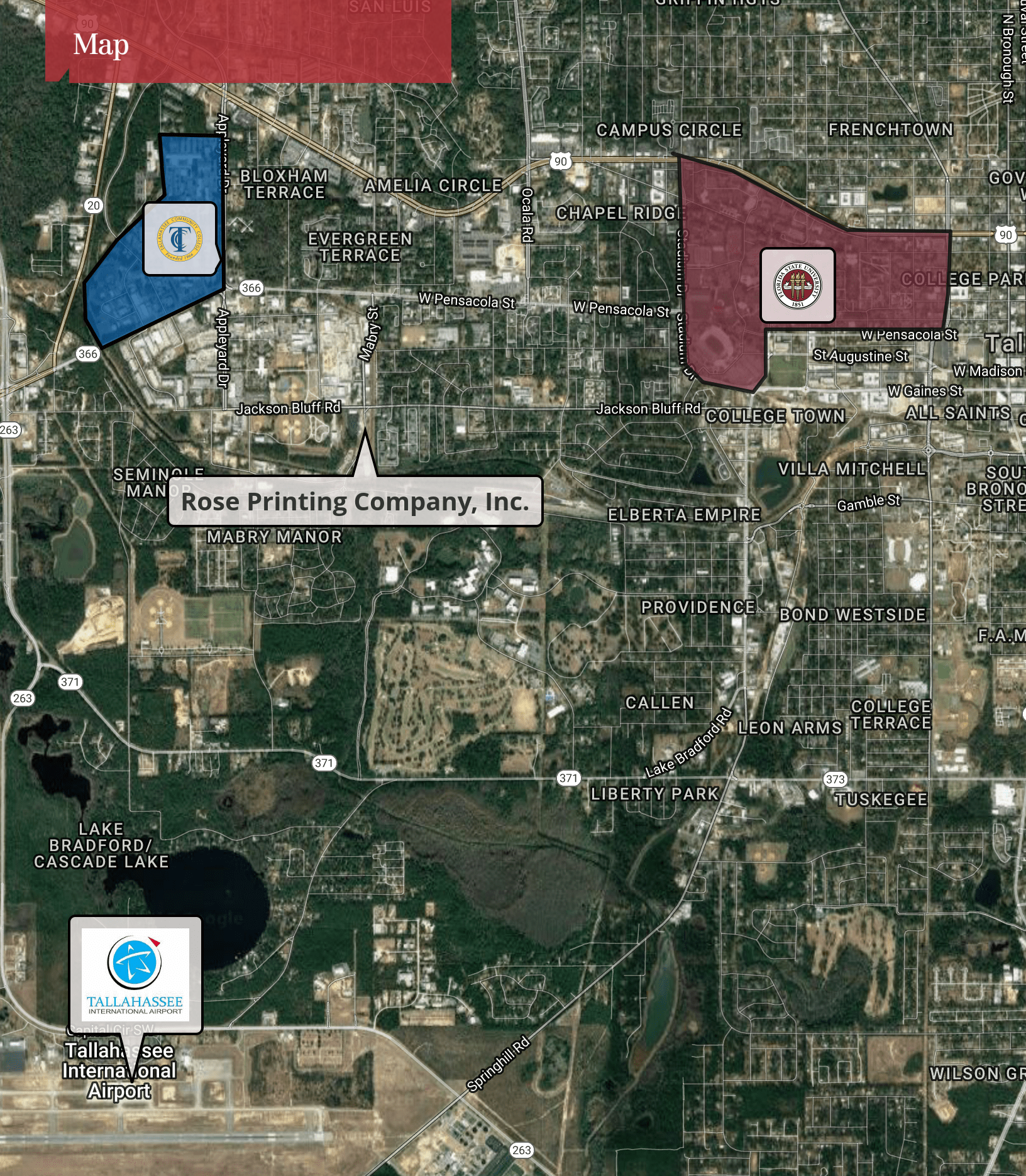






# Map



**Rose Printing Company, Inc.**



**TALLAHASSEE**  
INTERNATIONAL AIRPORT

**Tallahassee  
International  
Airport**

Google

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# Location Maps

