

FREESTANDING INDUSTRIAL



6,900 SF

TOTAL BUILDING

613 SF

OFFICE

20 FT

CLEAR HEIGHT

4

GRADE LEVEL DOORS

±0.5 AC

LAYDOWN YARD

2020

RENOVATED

PROPERTY HIGHLIGHTS

- 6,900 SF freestanding industrial building
- 613 SF of built out office space plus bathroom
- 20 FT clear height
- 4 grade level doors, 14 FT height
- Approximately 1/2 acre laydown yard for outdoor storage
- Fenced in property
- Renovated 2020

ASKING RENT

\$13.00

PSF NNN

6,900 SF at \$13.00 PSF equals \$89,700 per year, or \$7,475 per month, plus NNN.

FOR MORE INFORMATION, CONTACT

Jordan Characo

SENIOR ADVISOR

(407) 421-2871

jcharaco@equity.net

Anthony Bernabe

SENIOR ADVISOR

(407) 634-2813

abernabe@equity.net

Logan Frame

COMMERCIAL REAL ESTATE ADVISOR

(860) 803-9855

lframe@equity.net

Property Overview

60 Ram Blvd is a 6,900 SF freestanding industrial building inside an established light industrial park just off US 90 in Midway, one exit west of the Leon County line. The building was renovated in 2020 and pairs 20 FT clear warehouse with 613 SF of finished office and a bathroom. Four grade level doors at 14 FT height feed a fully fenced site with roughly a half acre of laydown yard, which makes the property well suited to contractors, service fleets, distributors, and equipment or materials storage users that need secure outdoor area alongside conditioned warehouse.

Building Specifications

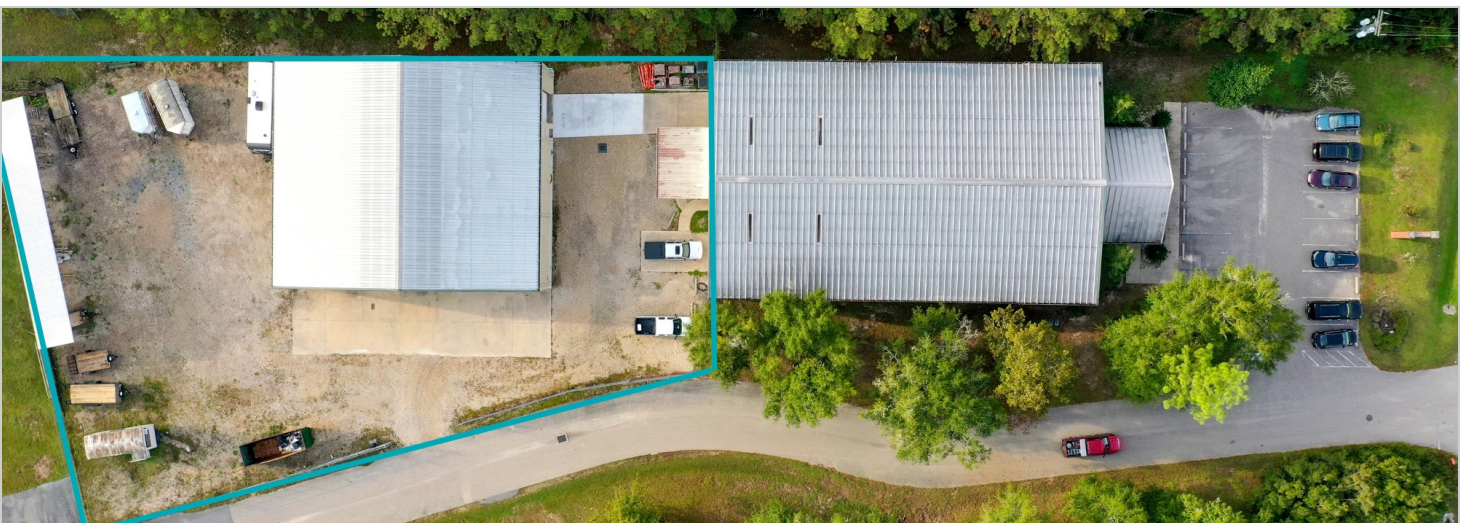
TOTAL BUILDING	6,900 SF
OFFICE AREA	613 SF plus bathroom
WAREHOUSE AREA	6,287 SF
CLEAR HEIGHT	20 FT
GRADE LEVEL DOORS	4 doors at 14 FT height
DOCK DOORS	None
LAYDOWN YARD	Approximately 1/2 acre
SITE	Fully fenced and secured
BUILDING FOOTPRINT	89' 8" x 75' 0"
OFFICE CONFIGURATION	Three offices plus bathroom
CONSTRUCTION	Freestanding, single tenant
RENOVATED	2020
ZONING	Industrial, Gadsden County
AVAILABILITY	Available now

Lease Terms

ASKING RENT	\$13.00 PSF NNN
ANNUAL BASE RENT	\$89,700
MONTHLY BASE RENT	\$7,475
LEASE TYPE	NNN
SPACE OFFERED	Entire building, 6,900 SF
DIVISIBLE	No
LEASE TERM	Negotiable

Ideal For

- **Contractors and trades** needing secure fleet and materials storage
- **Distribution and last mile** users off the I-10 corridor
- **Equipment rental, landscaping, and outdoor storage** operations
- **Light manufacturing and assembly** with a small office component



SUBJECT SITE OUTLINED, BUILDING, CONCRETE APRON, AND FENCED LAYDOWN YARD

ASKING RENT

\$13.00 PSF NNN

Schedule a tour with Jordan Characo
(407) 421-2871 | jcharaco@equity.net

Exterior walls - front facade

126 SF OFFICE

128 SF OFFICE

336 SF OFFICE

25 SF BATHROOM

613 SF TOTAL H&C

Front Canopy

Air handler

Compressor

Exterior walls - north facade

2'-0" .5L

2

MAIN OFFICE	336 SF
PRIVATE OFFICE	126 SF
PRIVATE OFFICE	126 SF
BATHROOM	25 SF
TOTAL HEATED AND COOLED	613 SF
BALANCE OF BUILDING	6,287 SF warehouse

OVERALL FOOTPRINT	89' 8" x 75' 0"
COLUMN BAYS	8' 8", 23' 8", 25' 0", 23' 8", 8' 8"
FRAMING	Existing steel columns, W10x17
CLEAR HEIGHT	20 FT
ENTRY	Covered front canopy at the office
MECHANICAL	Air handler and compressor, north wall

60 Ram Blvd, Midway, FL 32343 | 3



OPEN WAREHOUSE, CLEAR SPAN FRAMING AND 20 FT CLEAR HEIGHT



GRADE LEVEL DOORS FROM INSIDE



WAREHOUSE LOOKING ACROSS THE COLUMN LINE

Inside the Building

Clear span steel frame with insulated wall and roof panels and a level concrete slab throughout. At 20 FT clear the space racks well, and the open framing leaves the floor plate free for staging, assembly, or drive through circulation between the grade level doors. High bay lighting is in place.

- **20 FT clear height** across the warehouse
- **Clear span steel frame** with insulated panels
- **Level concrete slab** suited to racking and forklift traffic
- **High bay lighting** throughout



FRONT ELEVATION, GRADE LEVEL DOORS AND GLASS ENTRY



FENCED ENTRANCE AND GATE AT THE FRONT



FENCED LAYDOWN YARD AND COVERED STORAGE

Site and Yard

The property is fully fenced with a gated entrance, a poured concrete apron the width of the door line, and gravel yard beyond. Grade level doors open directly onto the apron, and the laydown yard of roughly a half acre sits adjacent for equipment, materials, or fleet storage.

- **Fenced in property** with a gated entrance
- **4 grade level doors** at 14 FT height
- **Concrete apron** across the full door line
- **Approximately 1/2 acre** of laydown yard



SUBJECT SITE OUTLINED WITHIN THE RAM BOULEVARD INDUSTRIAL PARK

Secure Outdoor Storage

Yard is the scarce part of this market. The fenced laydown area of approximately a half acre, roughly 20,000 SF, gives a tenant room to stage materials, park a service fleet, or hold equipment and containers without renting a second site. Because the yard is inside the fence line and directly served by the grade level doors, crews can load and stage in one continuous move.

- **Approximately 1/2 acre** of laydown yard, roughly 20,000 SF
- **Fully fenced** perimeter for secure outdoor storage
- **Direct access** from the yard to the grade level doors
- **Suited to** fleet parking, containers, materials, and equipment



96.8 miles

177 miles

Approximately 1 mile

I-10 Exit 192 at US 90	1 mile
Downtown Tallahassee	12 miles
Tallahassee International Airport	14 miles
Quincy, Gadsden County seat	11 miles
Port of Panama City	96.8 miles
Port of Jacksonville	177 miles

Trade Area Demographics

MEASURE	MIDWAY / ZIP 32343	GADSDEN COUNTY	LEON COUNTY
POPULATION	3,621	44,298	299,048
HOUSEHOLDS	1,298	16,872	122,597
MEDIAN HOUSEHOLD INCOME	\$62,955	\$48,801	\$66,287
AVERAGE HOUSEHOLD SIZE	2.78	2.36	2.27
MEDIAN AGE	36.7	Not reported	31.5

Sources: U.S. Census Bureau QuickFacts, July 2025 population estimates and 2020 to 2024 American Community Survey five year income figures; ZIP level figures from ZIP Code 32343 profile data. Midway and Gadsden County sit within the Tallahassee Metropolitan Statistical Area, which also includes Leon, Wakulla, and Jefferson counties.

Why Midway

- Capital region access with Tallahassee inside a 20 minute drive
- Two deepwater ports reachable on a single interstate route
- Gadsden County cost basis rather than Leon County infill pricing
- Established industrial park with active neighboring users
- Yard availability that is scarce in the Tallahassee market
- Immediate occupancy in a building renovated in 2020



FOR MORE INFORMATION, CONTACT

Jordan Characo
SENIOR ADVISOR
(407) 421-2871
jcharaco@equity.net

Anthony Bernabe
SENIOR ADVISOR
(407) 634-2813
abernabe@equity.net

Logan Frame
COMMERCIAL REAL ESTATE ADVISOR
(860) 803-9855
lframe@equity.net

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered as is. The submission may be modified or withdrawn at any time by the property owner.