

FOR LEASE

Commerce Boulevard Midway, FL 32343



OFFERING SUMMARY

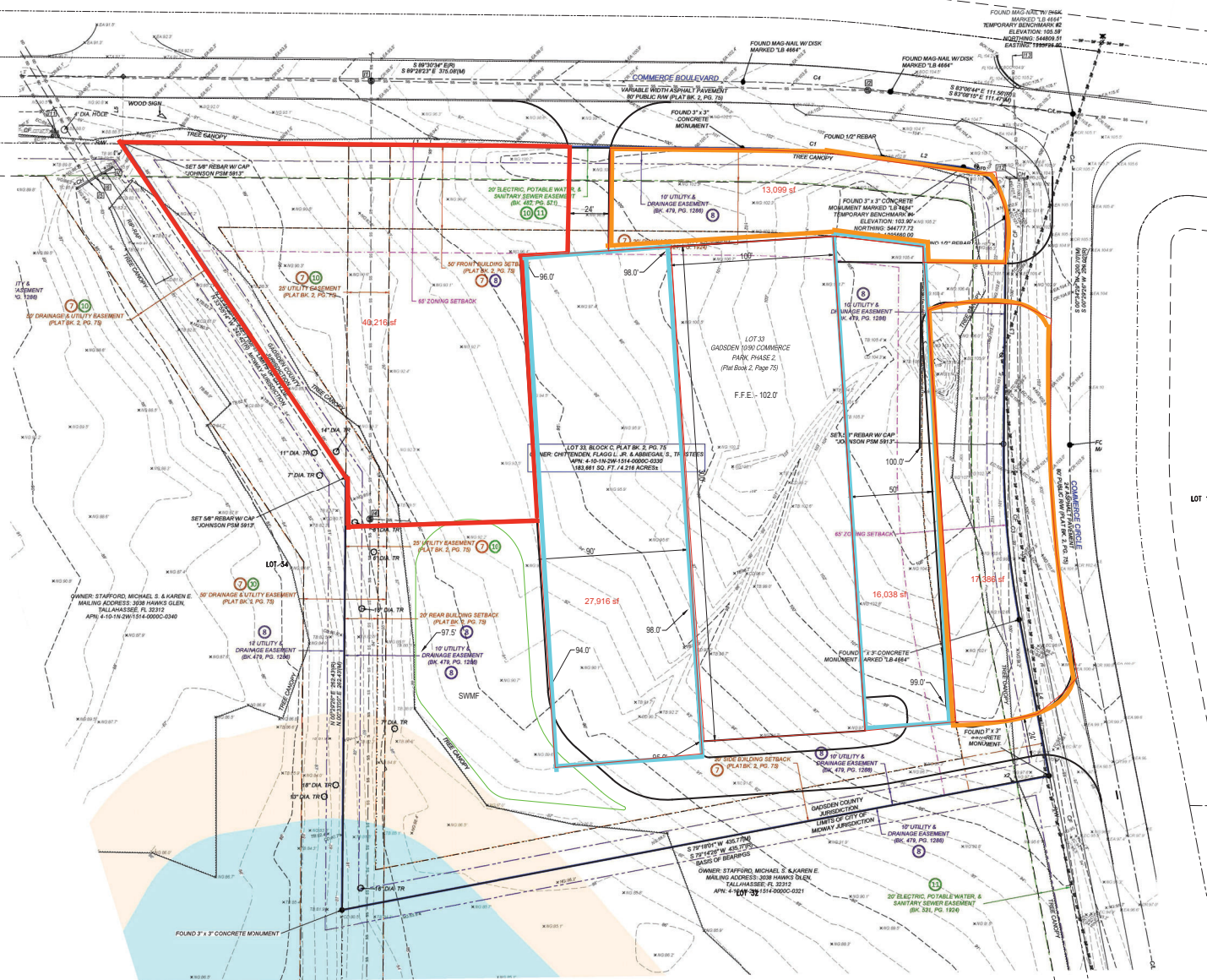
Building SF:	30,000 SF
Delivery Date:	Q2 2027
Lot Size:	4.21 Acres
Lease Rate:	Negotiable
Lease Type:	NNN

PROPERTY OVERVIEW

Located on Commerce Boulevard in Midway, FL, this 4.21-acre industrial site offers a spec-to-suit opportunity featuring a 30,000 SF building under construction (estimated delivery Q2 2027) with 24' eave height, six dock-high doors, 3-phase power, and ample outdoor storage/laydown area.

Designed for flexibility, the property can accommodate a range of warehousing, distribution, light manufacturing, or service-industrial users with the ability to tailor the space to specific operational needs.

Strategically positioned just off Interstate 10, one exit west of Tallahassee, this location provides convenient regional access while offering the functional site characteristics industrial users require.



REVISÉ:

DATE: 03/17/26

SCALE: 1"=30'

DRAWN BY: WD

PROJECT:
HITTINGER WAREHOUSE

TITLE:
SITE PLAN

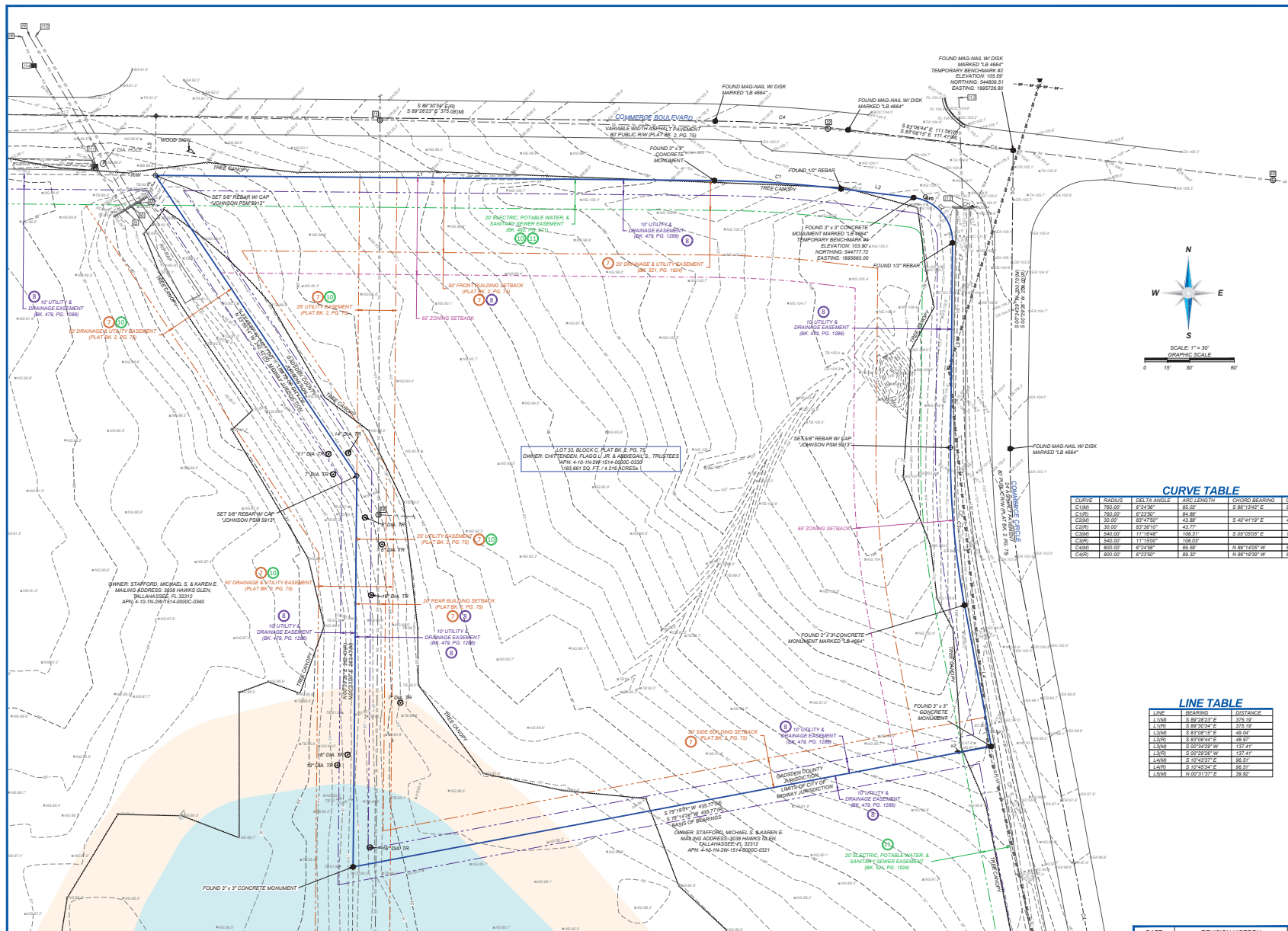


This item has been digitally signed and sealed by Cheryl L. Poole on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

JOB NUMBER:

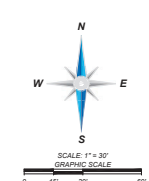
26-193

SHEET NUMBER



LEGEND & SYMBOLS

- FOUND MONUMENT AS NOTED
- SET MONUMENT AS NOTED
- ▲ COMPUTED POINT
- ◆ POWER POLE
- ◆ GUY WIRE ANCHOR
- ◆ ELECTRIC METER
- ◆ FIBER OPTIC VAULT
- ◆ FIBER OPTIC PEDESTAL
- ◆ DRAIN GRATE
- ◆ SANITARY MANHOLE
- ◆ FIRE HYDRANT
- ◆ WATER METER
- ◆ WATER VALVE
- ◆ BOX
- ◆ TREE
- POINT OF BEGINNING
- NOW OR FORMERLY
- MEASURED/CALCULATED DIMENSION
- RECORD DIMENSION
- DIAMETER
- CONCRETE FLUME
- CH CONCRETE HEADWALL
- TRUNK OF TREE
- REINFORCED CONCRETE PIPE
- BB BOTTOM OF BANK
- BOC BACK OF CURB
- CD CENTERLINE OF DITCH
- CR CROWN OF ROAD
- EA EDGE OF ASPHALT
- EC EDGE OF CONCRETE
- EG EDGE OF GRAVEL
- FL FLOW LINE
- NG NATURAL GROUND
- TA TOP OF ASPHALT
- TB TOP OF BANK
- TC TOP OF CONCRETE
- TD TOP OF GRAVEL



INVERT TABLE

- 1 SANITARY SEWER MANHOLE
RM ELEVATION 86.70
8\"/>
- 2 SANITARY SEWER MANHOLE
RM ELEVATION 104.17
8\"/>
- 3 SANITARY SEWER MANHOLE
RM ELEVATION 107.39
8\"/>
- 4 SANITARY SEWER MANHOLE
RM ELEVATION 86.86
8\"/>
- 5 SANITARY SEWER MANHOLE
RM ELEVATION 86.86
8\"/>
- 6 STORM WATER CULVERT
36\" RCP FLOW LINE 81.7
- 7 STORM WATER CULVERT
36\" RCP FLOW LINE 81.8
- 8 STORM WATER CULVERT
36\" RCP FLOW LINE 82.0
- 9 STORM WATER CULVERT
36\" RCP FLOW LINE 82.4
- 10 STORM WATER CULVERT
36\" RCP FLOW LINE 81.8
- 11 STORM WATER CULVERT
36\" RCP FLOW LINE 82.2
- 12 DRAIN GRATE
RM ELEVATION 88.82
CONCRETE BOX CULVERT DISAPPEARED
FLOW INTO CONCRETE FLUME DIRECTLY WEST
- 13 STORM WATER CULVERT
36\" RCP FLOW LINE 100.2
- 14 STORM WATER CULVERT
36\" RCP FLOW LINE 100.7
- 15 DRAIN GRATE
RM ELEVATION 88.17
36\" RCP INVERT NW 82.1
36\" RCP INVERT SE 82.0

CURVE TABLE

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENG
C14M	785.00'	6°24'38"	85.00'	S 88°13'42" E	84.98'
C14D	785.00'	6°23'50"	84.98'	S 88°13'42" E	84.98'
C24M	30.00'	83°47'50"	43.88'	S 60°41'19" E	40.07'
C24R	30.00'	83°36'10"	43.77'	S 60°41'19" E	40.07'
C34M	540.00'	11°16'48"	106.31'	S 95°05'05" E	106.14'
C34R	540.00'	11°15'00"	106.03'	S 95°05'05" E	106.14'
C44M	800.00'	6°24'38"	89.69'	N 88°14'05" W	89.54'

LINE TABLE

LINE	BEARING	DISTANCE
L1(M)	S 89°28'23\"/>E	375.19
L1(R)	S 89°30'34\"/>E	375.19
L2(M)	S 83°08'15\"/>E	49.06
L2(R)	S 83°06'44\"/>E	48.87
L3(M)	S 00°34'29\"/>W	137.41
L3(R)	S 00°29'26\"/>W	137.41
L4(M)	S 10°43'37\"/>E	96.51
L4(R)	S 10°45'34\"/>E	96.51
L5(M)	N 00°31'37\"/>E	39.90

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