

FOR LEASE

3485 S Monroe St Tallahassee, FL 32301

NAI TALCOR

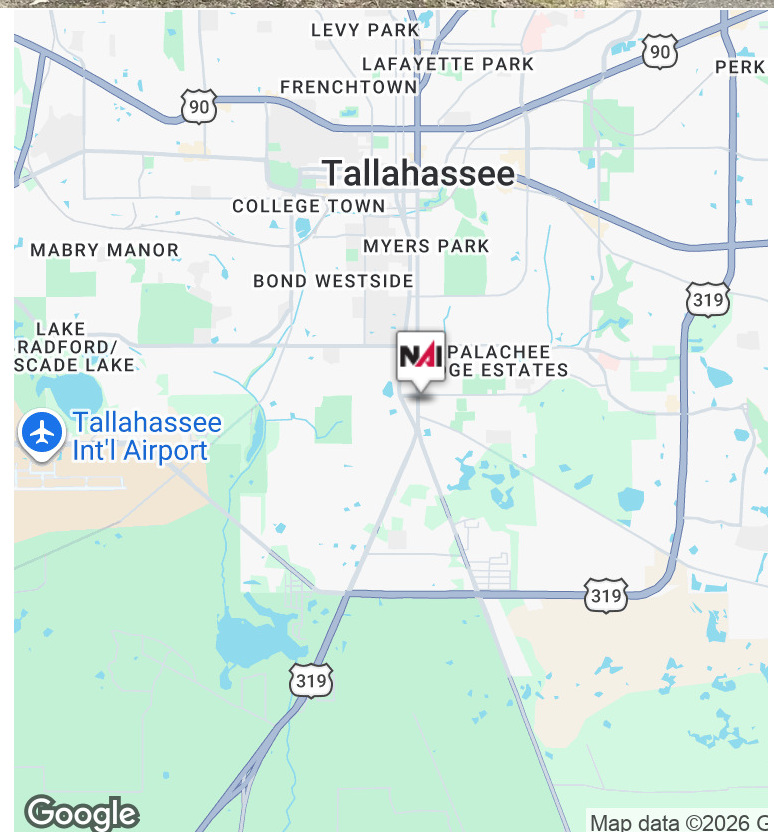


Industrial | 8,256 SF

Single Tenant Industrial Warehouse for lease with C-2 Zoning. Ideal for Flex space usages with glass front retail showroom and loading docks in the rear warehouse area. Heavy 600amp three phase power and fenced yard space round out the amenities of this heavily traveled thoroughfare to all points south of Tallahassee.

- Fenced Yard Area
- Three Phase Power
- C-2 Zoning for Flex Warehouse usages
- Frontage on a major North-South Corridor to all points south

Lease Rate: \$9 SF/Yr



✉ **Alan Richardson**
+1 850 545 2273
alan@talcorm.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



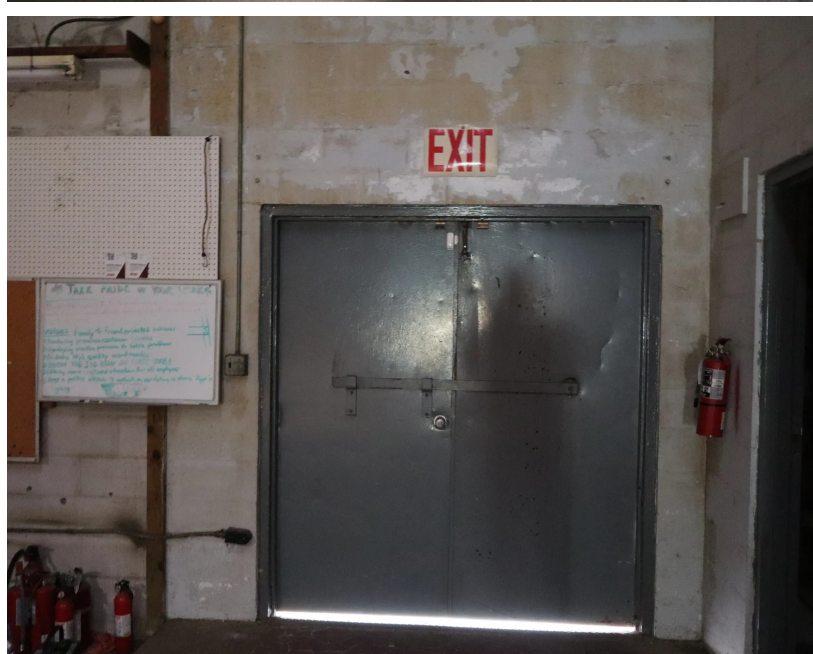
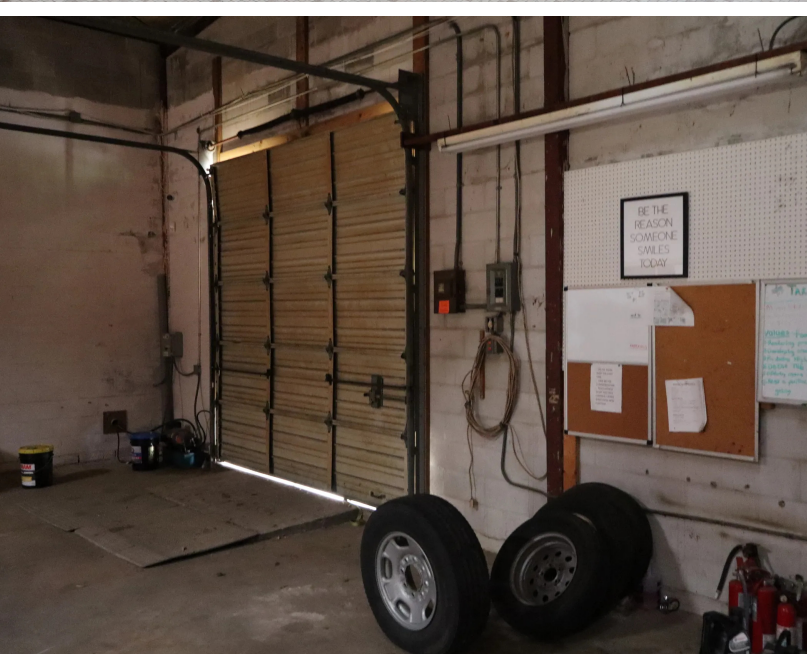
NAI TALCOR

1018 Thomasville Road, Suite 200A
naitalcorm.com

Map data ©2026 G

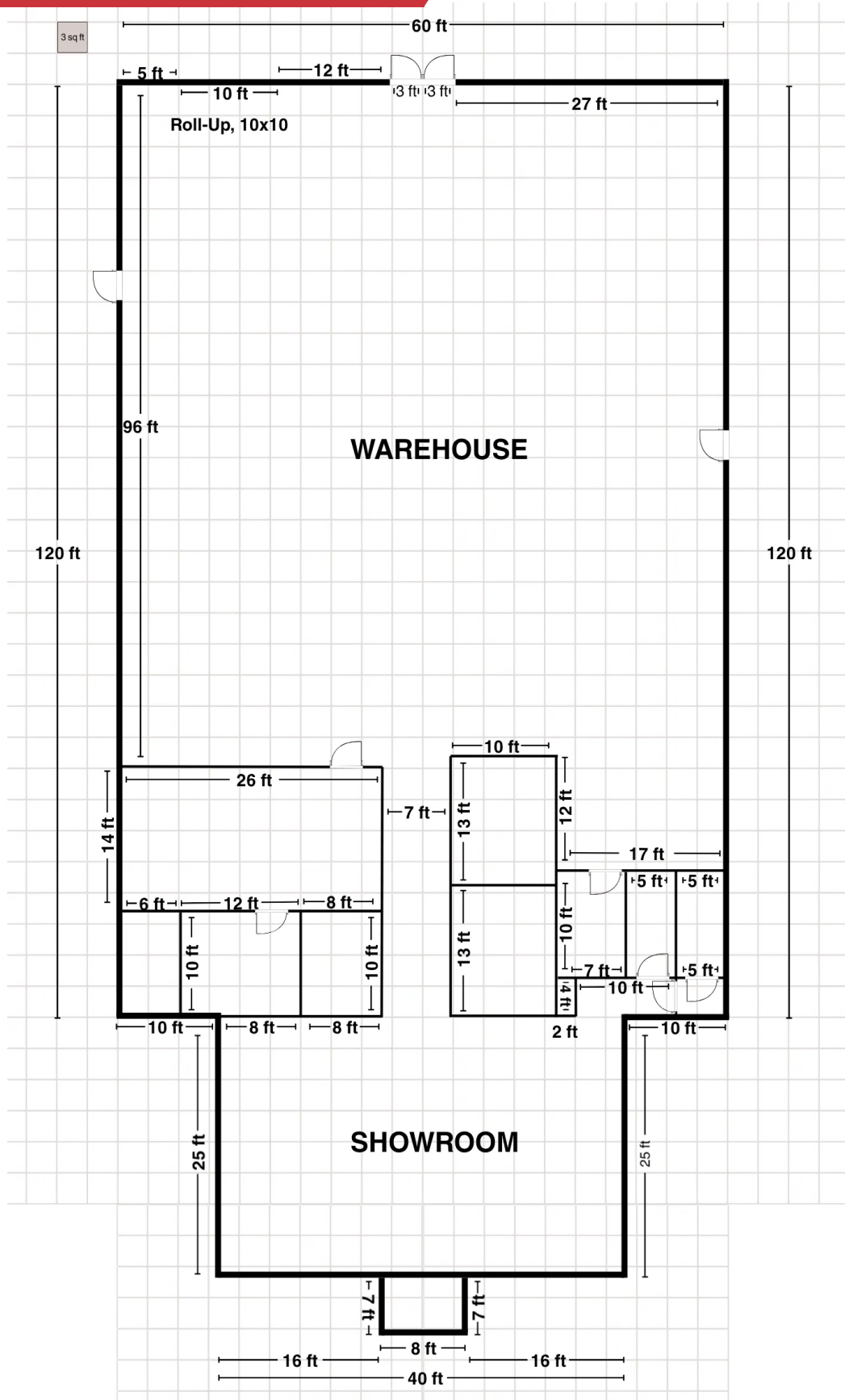
FOR LEASE

3485 S Monroe St Tallahassee, FL 32301



FOR LEASE

3485 S Monroe St Tallahassee, FL 32301



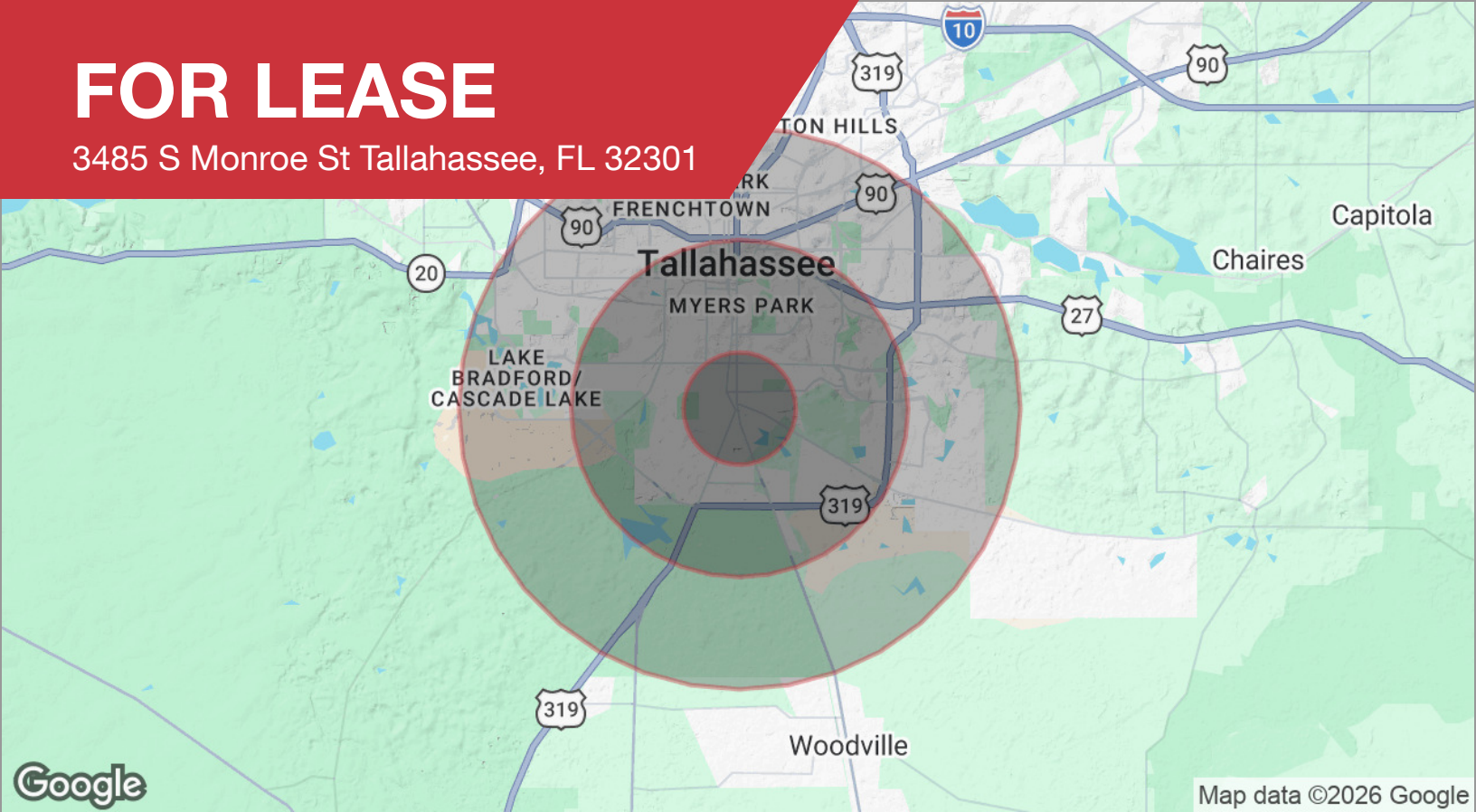
Alan Richardson
+1 850 545 2273
alan@talcor.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Rep- resentations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

NATCOR

FOR LEASE

3485 S Monroe St Tallahassee, FL 32301



DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,459	51,913	128,634
Median age	28.7	28.3	29.4
Median age (male)	27.5	28.0	29.4
Median age (Female)	33.9	29.5	30.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,398	19,859	53,145
# of persons per HH	2.7	2.6	2.4
Average HH income	\$60,892	\$59,237	\$67,343
Average house value	\$189,057	\$207,335	\$232,109

* Demographic data derived from 2020 ACS - US Census