

COLD STORAGE / WAREHOUSE FOR SALE or LEASE



**COLDWELL BANKER
COMMERCIAL**
HARTUNG



4447 ENTREPOT BLVD
TALLAHASSEE, FL 32310

Showing Instructions

Showing Instructions:
Occupied-Appointment Only

CHIP HARTUNG
CCIM, SIOR

850-386-6160 o

850-980-4007 m

chip@cbhartung.com email

cbhartung.com website

SALE PRICE *\$2,500,000*

LEASE RATE *\$12,000 P/MONTH*

LEASE TYPE *TRIPLE NET*

ACREAGE *1.8 ACRES*

Office & Administration *1,320 SF*

Cold Storage / Warehouse *7,131 SF*

Truck Loading/Receiving Docks *2,092 SF*

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3303 Thomasville Rd., #201, Tallahassee, FL 32308 850.386.6160

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OVERVIEW



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LOCATED IN AIRPORT INDUSTRIAL PARK... This property is comprised of three (3) buildings. The building area is comprised of a mixture of space, including; office and administration space, climate-controlled warehouse/cold storage/loading and receiving/ packing areas. The office was constructed in 1995, while the cold storage areas were constructed in 1987, 2005 and 2016. The warehouse buildings have a gross building/net leasable area of 7, 131 SF and the freestanding office building is 1,320 SF. Additional site improvements include: 34 paved parking spaces, 20.±. electrical charging stations (30-50 amp) and total perimeter chain-link fencing (with barbed wire), pole lighting and signage. Overall, the improvements are well maintained and in good physical condition.

Building Information

Building Class	B
Built	1987/1995/2005/2016
Docks/Levelers	3/2
Eave Height	19'+-
Apex Height Warehouse	23'

Location Information

Street Address	4447 Entrepot Blvd
City, State, Zip	Tallahassee, FL 32310
County	Leon
Cross Streets	Just off Capital Circle SW
Market Area	SW Tallahassee
District	Industrial/Warehouse
Distance to TLH Airport	Approx. 1.5 miles
Distance I-10/CCNW	Approx. 6 miles

Property Information

Property Size	1.8 Acres
Property Type	Cold Storage/Warehouse
Current Use	Warehouse Distribution
Subtype	1-Story Distribution
Fencing	Perimeter chain-link
Signage	Street Signage
Parcel ID#	#411550 A0071
Property Taxes	\$14,477.76 (TRIM 2025)
Insurance (current)	\$8,500
Zoning	M-1 Light Industrial
Traffic Count	17,400 cars daily
Traffic Street	Capital Circle SW

Parking

30 Paved parking spaces
20+- electrical charging stations (30-50 amp)

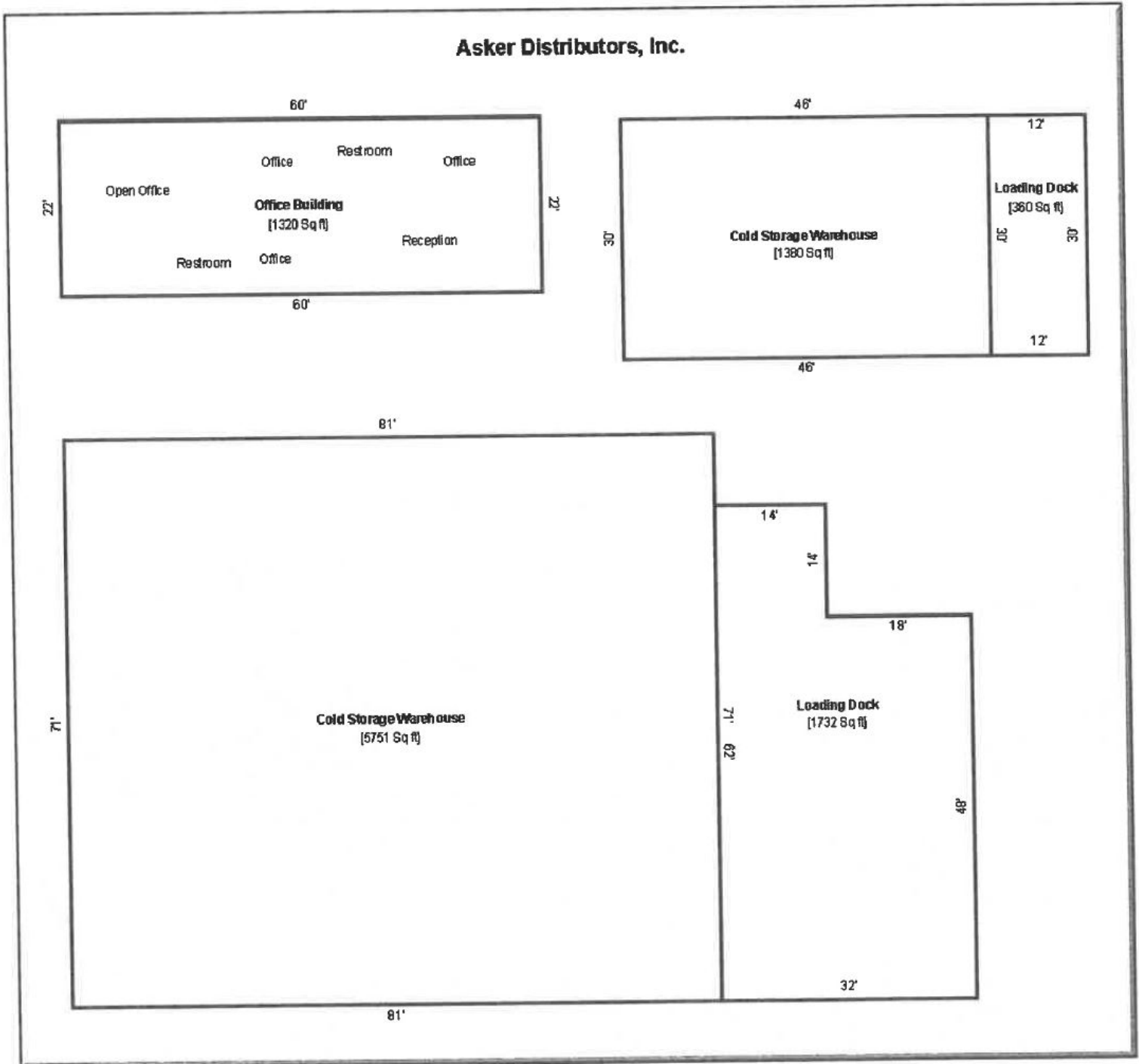
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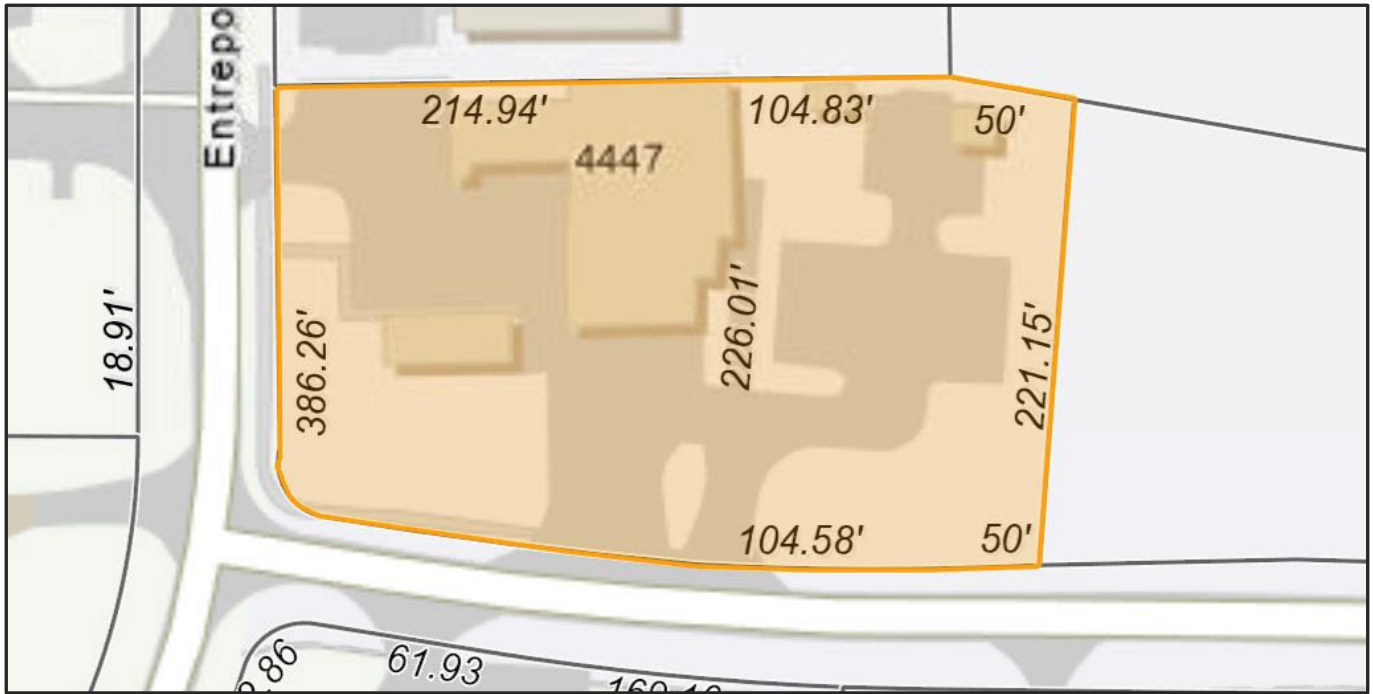
Asker Distributors, Inc.



GIS MAPS



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LOCATION MAP



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Subject
property

Capital Circle SW

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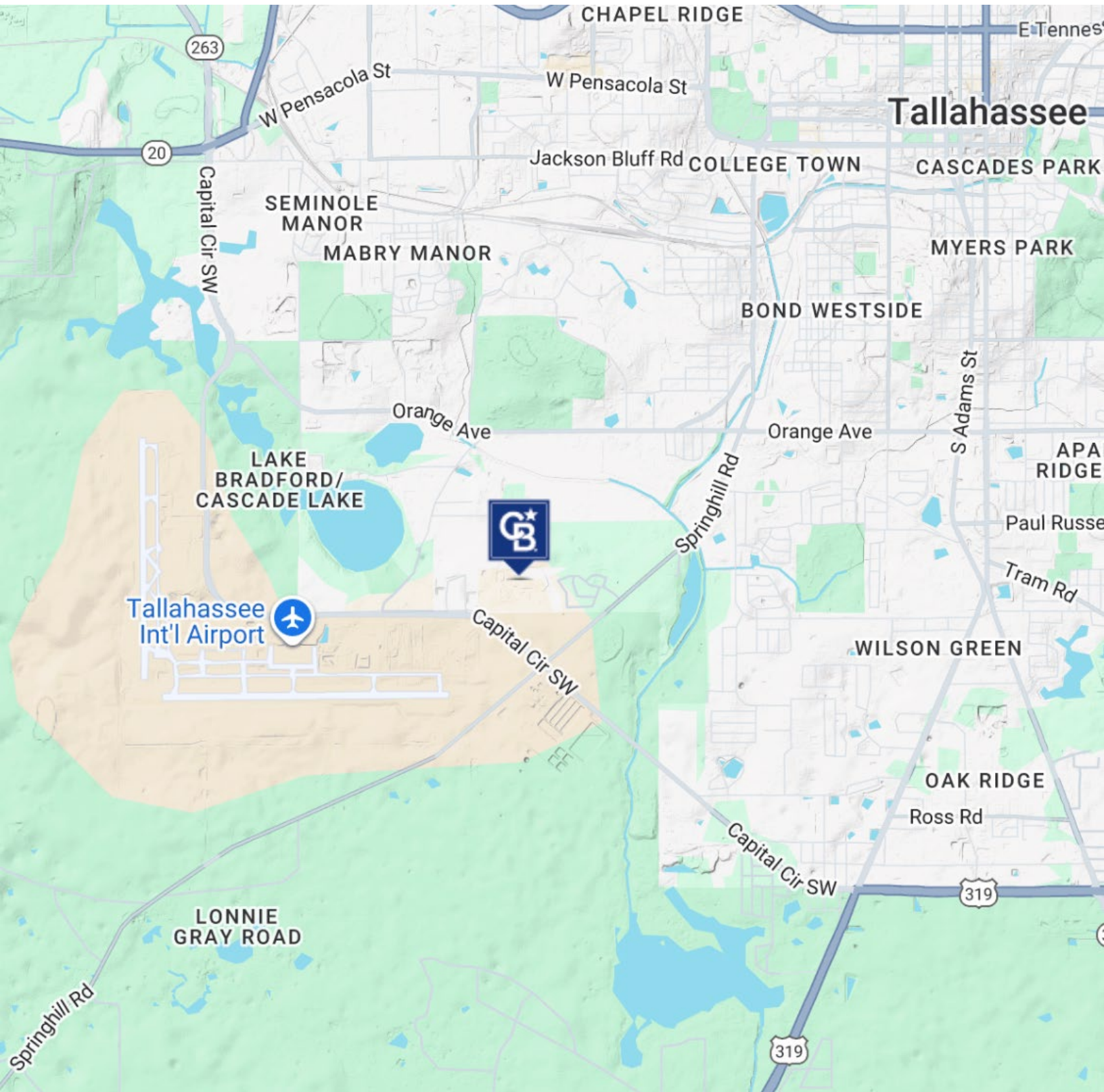
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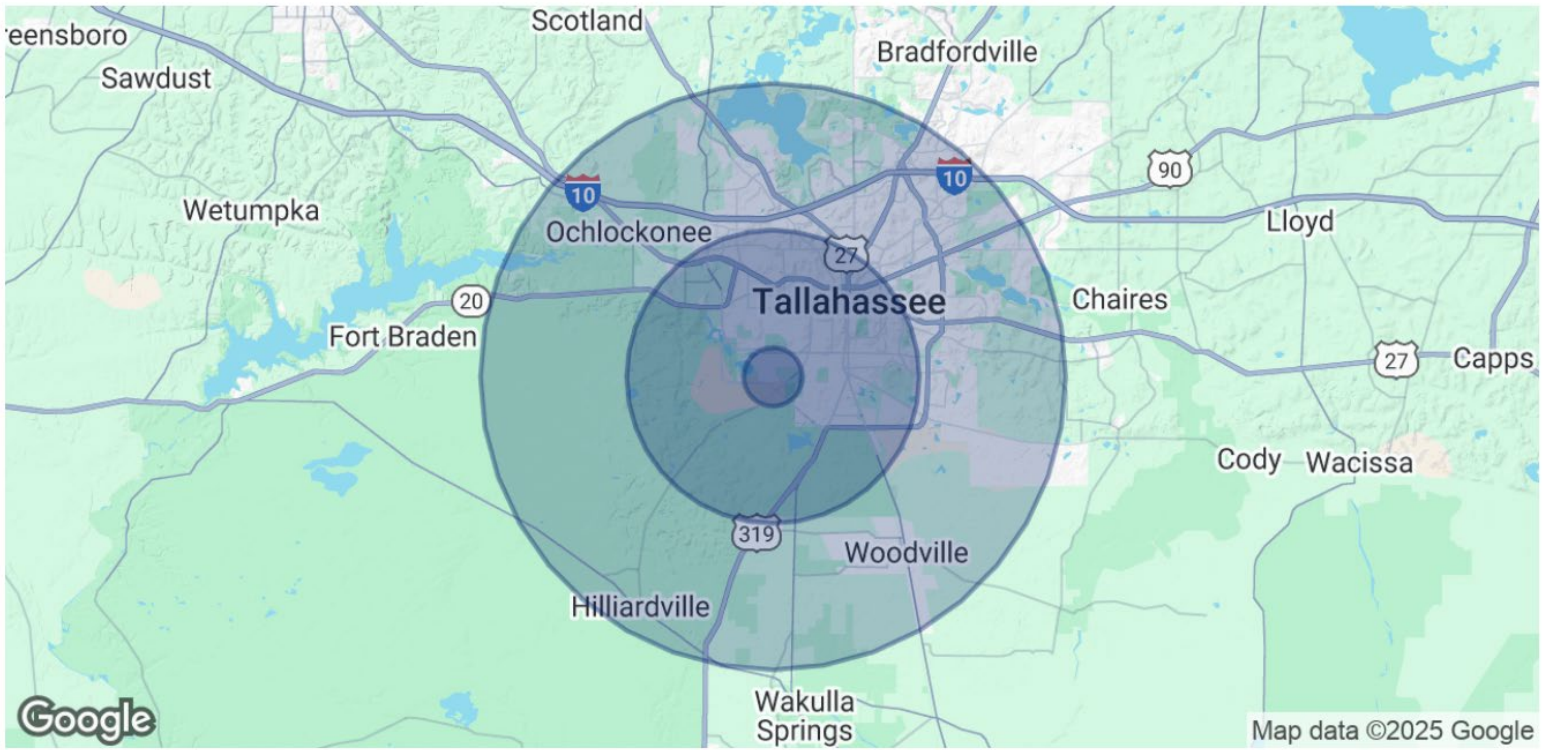
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DEMOGRAPHICS



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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,122	112,758	234,311
Average Age	40	32	36
Average Age (Male)	39	31	35
Average Age (Female)	41	32	37
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	438	46,076	99,192
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$62,874	\$57,643	\$78,910
Average House Value	\$143,997	\$227,817	\$268,954

Demographics data derived from AlphaMap

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