

FOR LEASE

854 Capital Circle Southwest Tallahassee, FL 32305



OFFERING SUMMARY

Available SF:	15,000 - 35,466 SF
Lease Rate:	Negotiable
Lot Size:	10.56 Acres
Building Size:	107,466 SF
Zoning:	M-1 Light Industrial

PROPERTY OVERVIEW

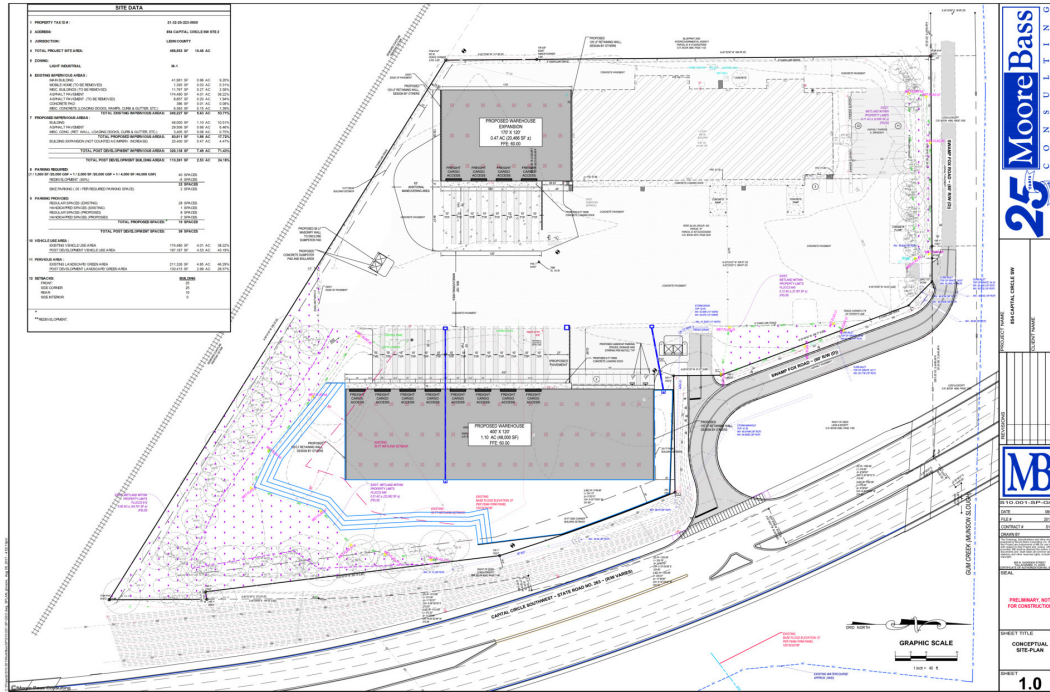
PSG Commerce Park is comprised of 107,466 SF of dock high distribution space on 10.56 AC. Existing SF equaling 39,000 SF with 68,466 SF currently under construction set for delivery by 12/1/2025. The property is situated along recently renovated/widened Capital Circle SW which generates an average daily traffic count of 26,000 vehicles per day. The subject is 4.3 miles north of Tallahassee International Airport, 2.5 miles south of Interstate 10, and 6.2 miles west of Downtown Tallahassee.

PROPERTY HIGHLIGHTS

- Great Frontage and Visibility
- 29,600 AADT
- 24' Eave Height

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	15,000 - 35,466 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 1	Beacon Roofing	24,000 SF	NNN	Negotiable	-
Suite 2	Available	15,000 - 35,466 SF	NNN	Negotiable	Available on 12/1/2025. Two 12'x12' dock high doors
Suite 3	Available	20,466 - 35,466 SF	NNN	Negotiable	Available on 3/1/2026. Two 12'x12' dock high doors with levelers.
Suite 4	Temco Logistics	48,000 SF	NNN	Negotiable	-

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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

NA TALCOR

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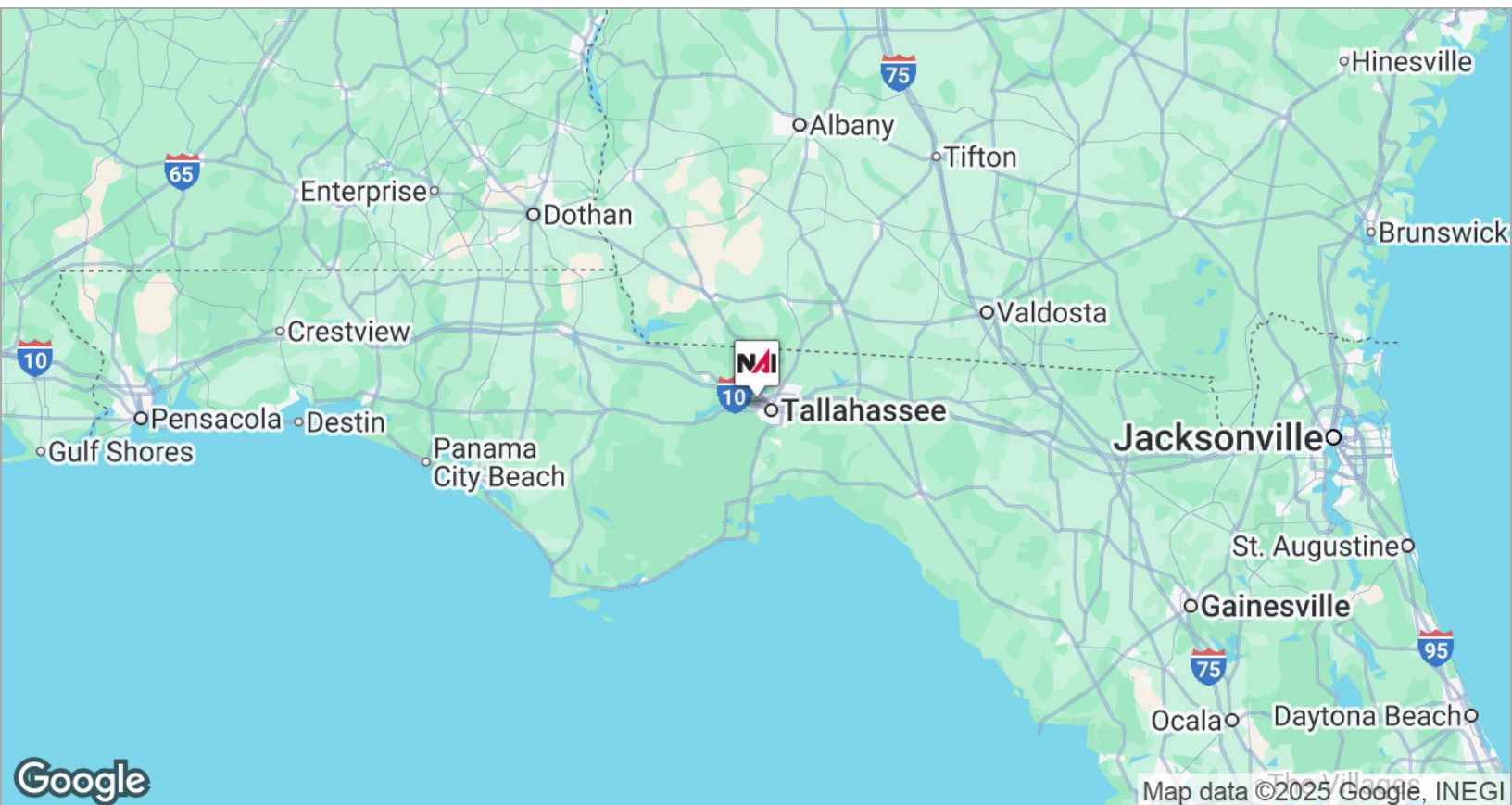
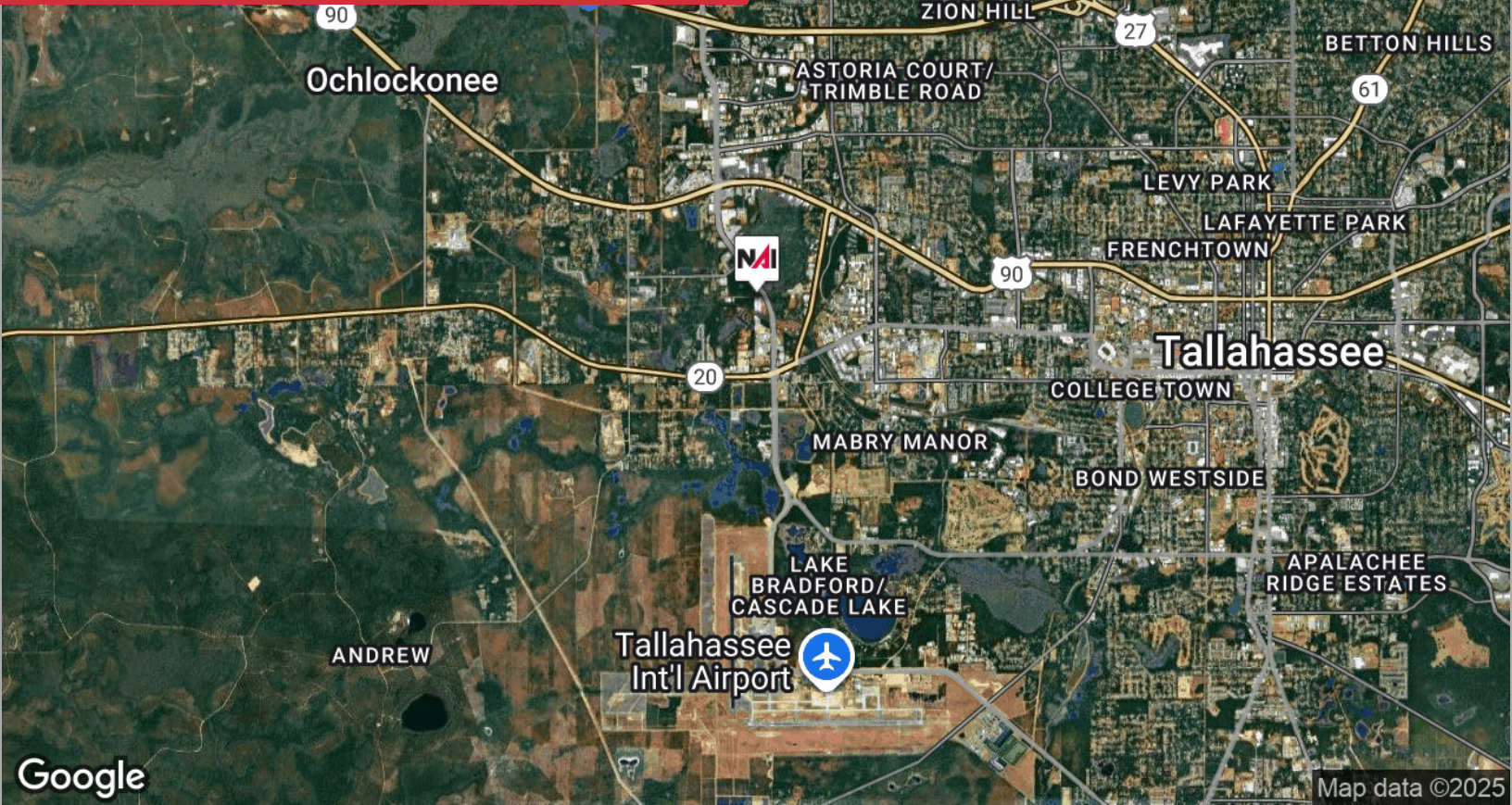
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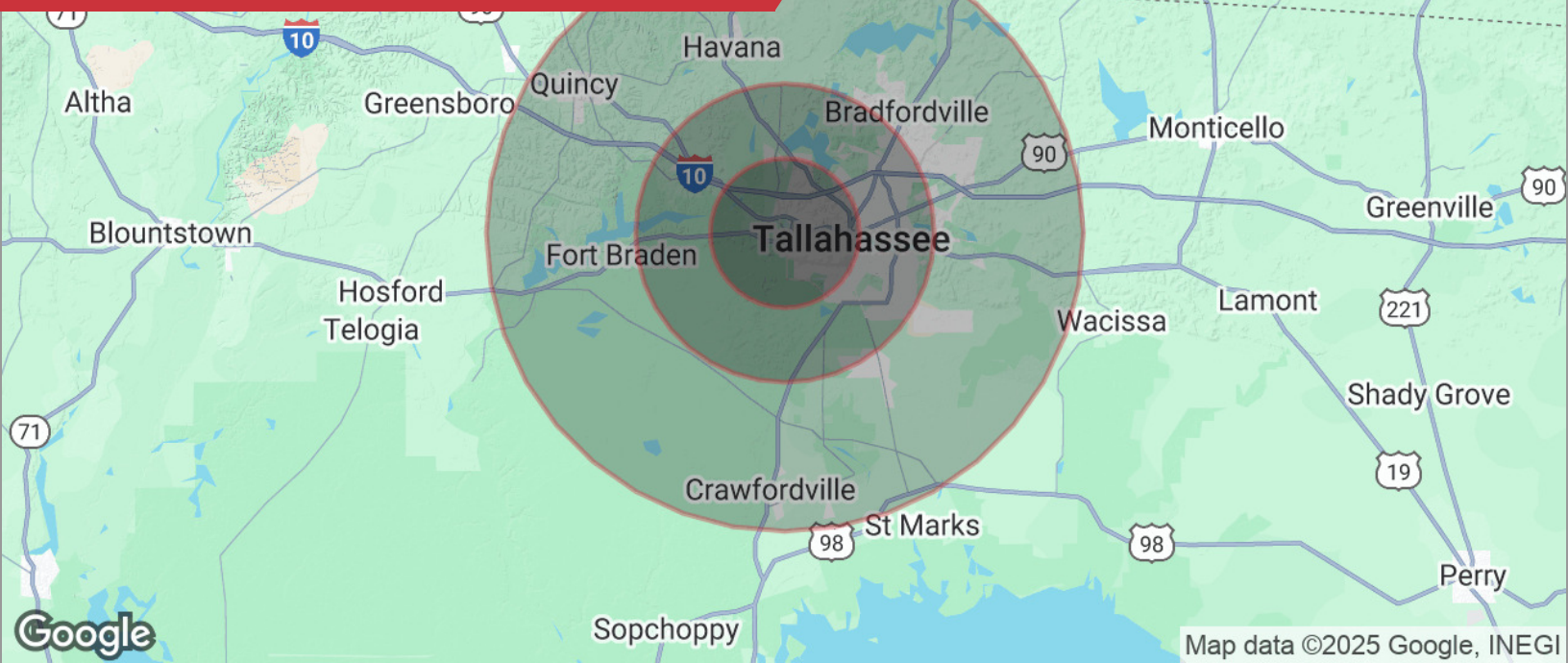
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DEMOGRAPHICS

POPULATION	5 MILES	10 MILES	20 MILES
Total population	118,451	239,366	361,739
Median age	32	36	39
Median age (male)	31	36	38
Median age (Female)	32	37	40
HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total households	47,636	100,783	147,173
# of persons per HH	2.5	2.4	2.5
Average HH income	\$60,056	\$81,326	\$91,706
Average house value	\$218,236	\$275,112	\$289,454

* Demographic data derived from 2020 ACS - US Census