

COLD STORAGE / WAREHOUSE FOR SALE or LEASE



COLDWELL BANKER
COMMERCIAL
HARTUNG



4447 ENTREPOT BLVD
TALLAHASSEE, FL 32310

Showing Instructions

Showing Instructions:
Vacant-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
<i>Office & Administration</i>	1,320 SF
<i>Cold Storage / Warehouse</i>	7,131 SF
<i>Truck Loading/Receiving Docks</i>	2,092 SF

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OVERVIEW



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LOCATED IN AIRPORT INDUSTRIAL PARK... This property is comprised of two (2) buildings: office & administration space and climate-controlled warehouse/cold storage with loading docks and receiving/packing areas. The cold storage areas were constructed in 1987, 2005 and 2016 and have a gross building/net leasable area of 7,131 SF. The freestanding office building is 1,320 SF, built in 1995. Freezer storage is 5,751 SF with double racking. Cold storage is 1,380 SF/ Refrigerated or Freezer. Additional site improvements include: 34 paved parking spaces, 20± electrical charging stations (30-50 amp) and total perimeter chain-link fencing (with barbed wire), outdoor security lighting, pole lighting, security cameras and electric motion sensors. Overall, the improvements are well maintained and in good physical condition.

EASEMENT: property contains a perpetual easement and right of way for cell tower.

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	\$14,468.20 (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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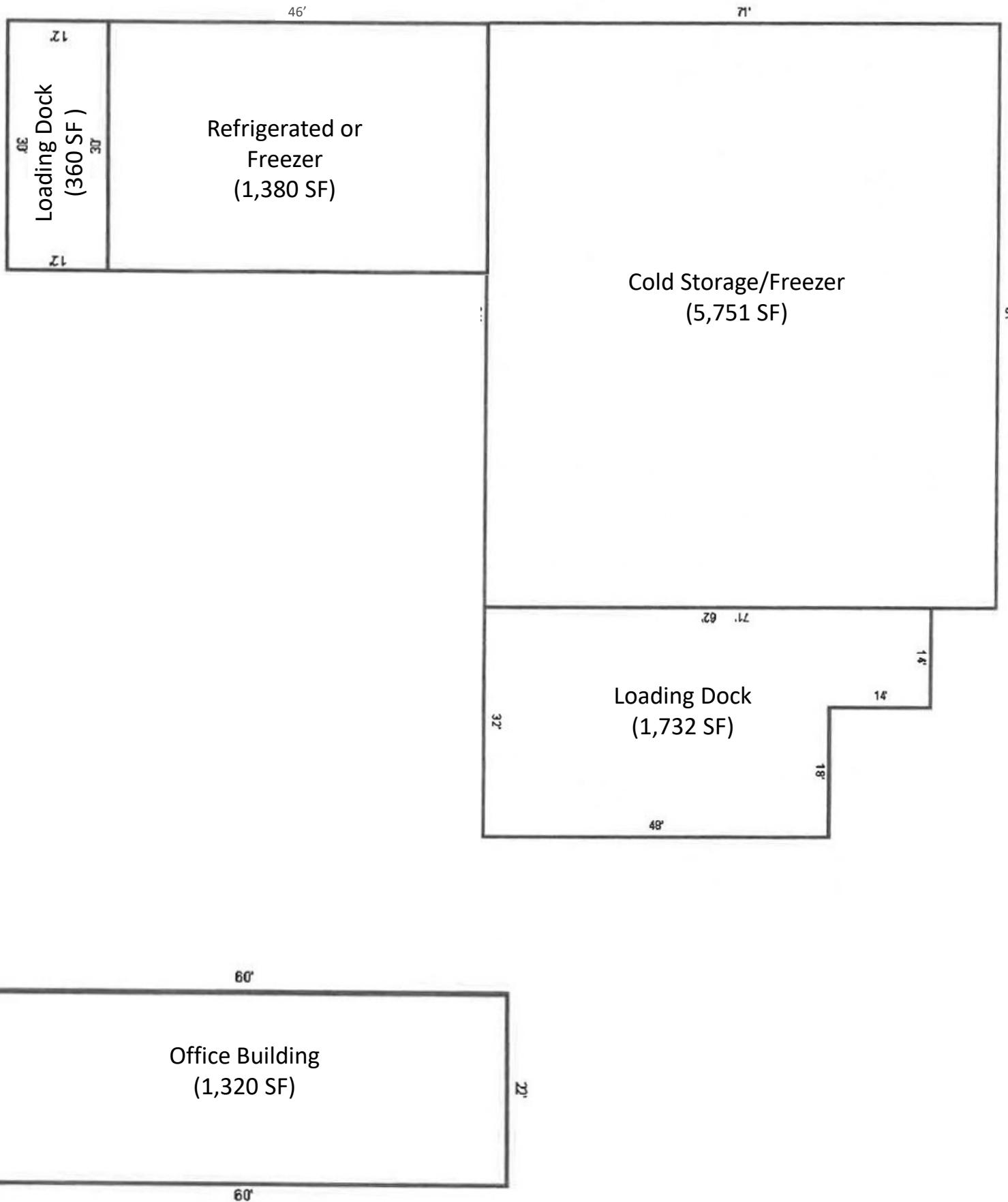
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BUILDING SKETCHES



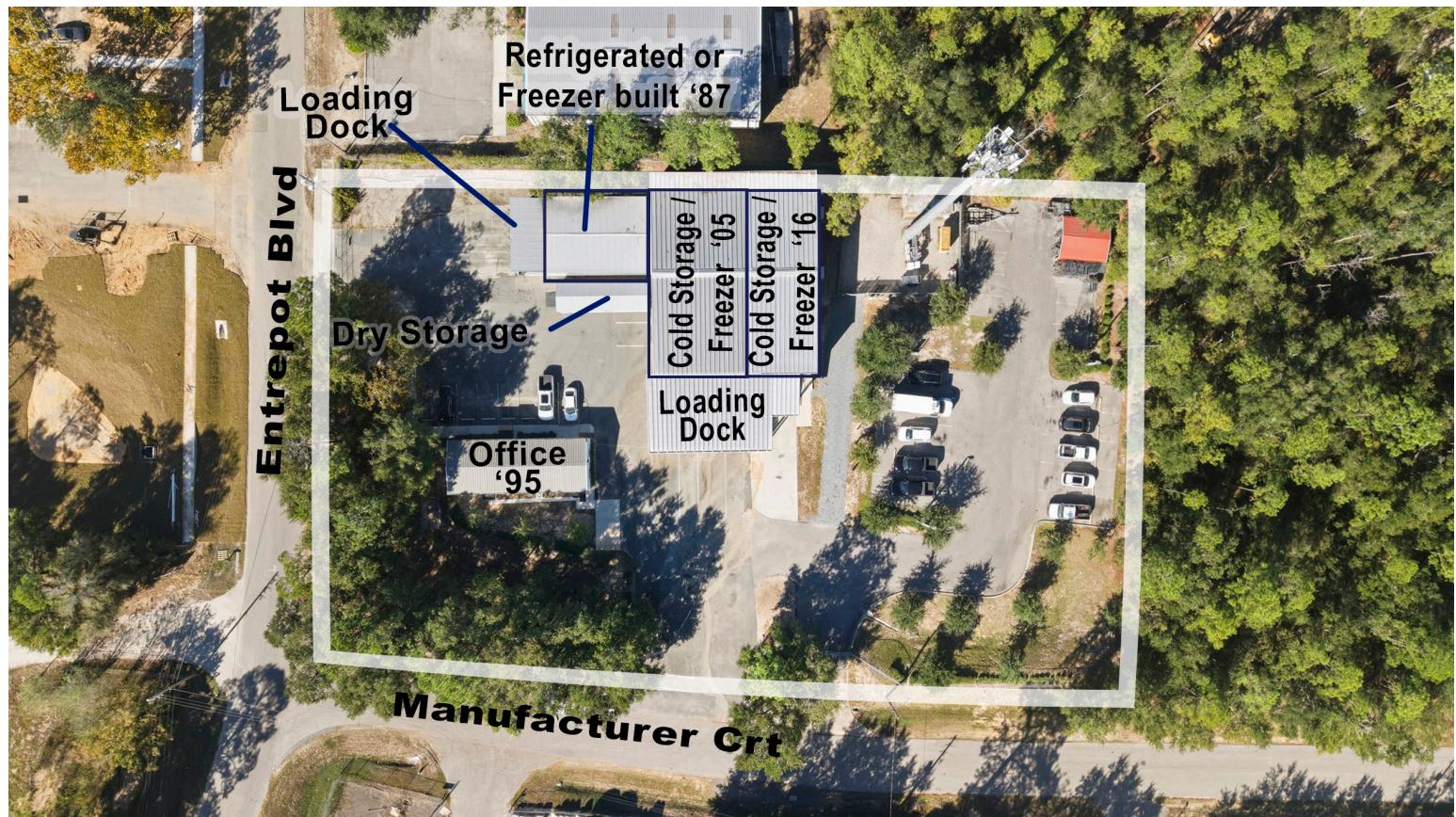
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PROPERTY LAYOUT



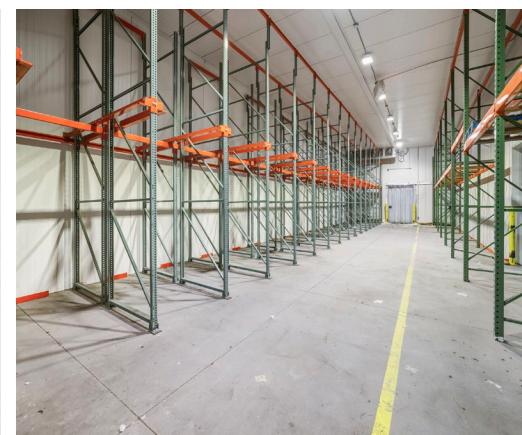
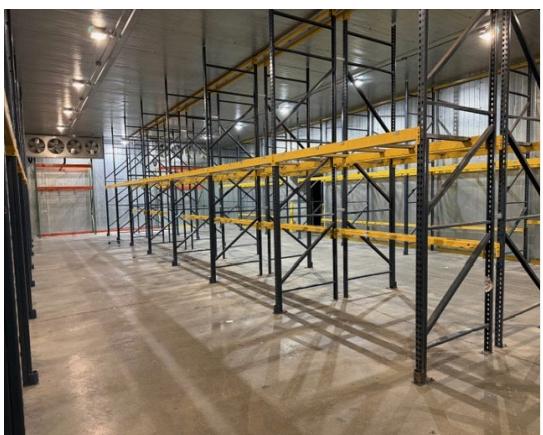
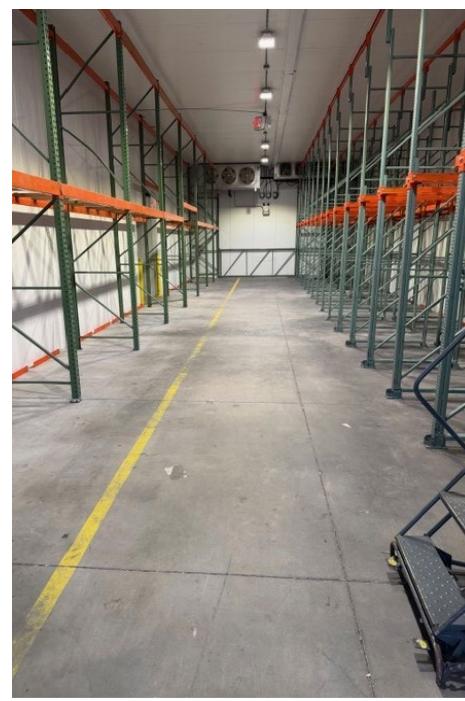
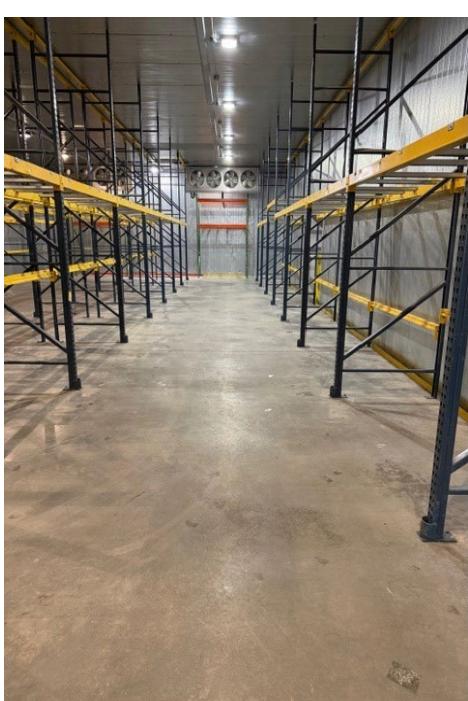
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FREEZER STORAGE



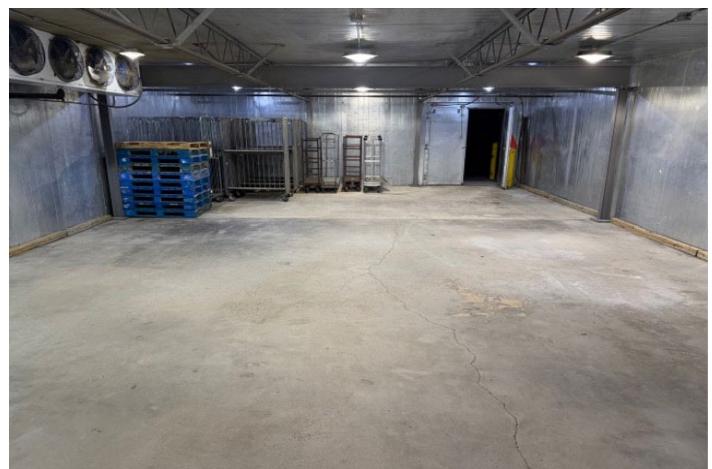
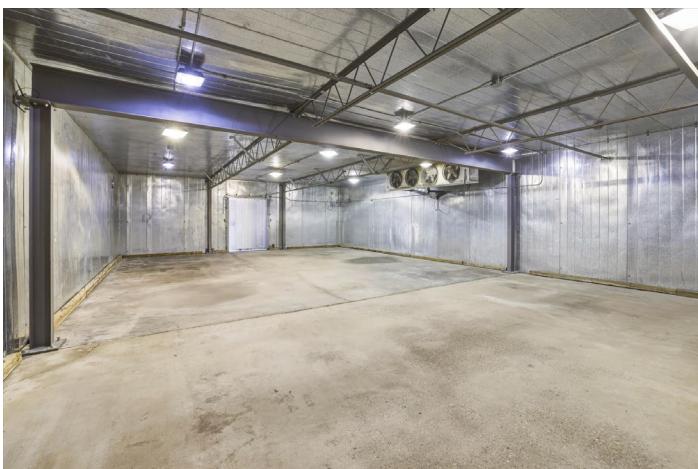
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COLD STORAGE OR FREEZER



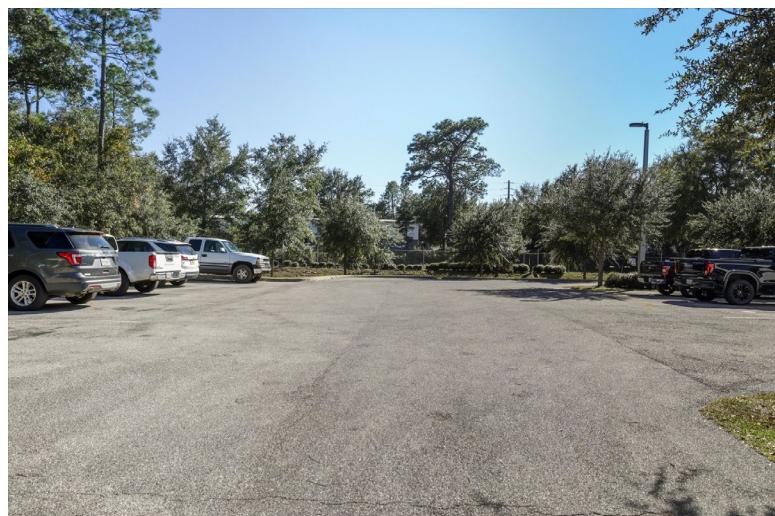
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PARKING & ADDITIONAL STORAGE



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AERIAL



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OFFICE IMAGES



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INTERIOR IMAGES



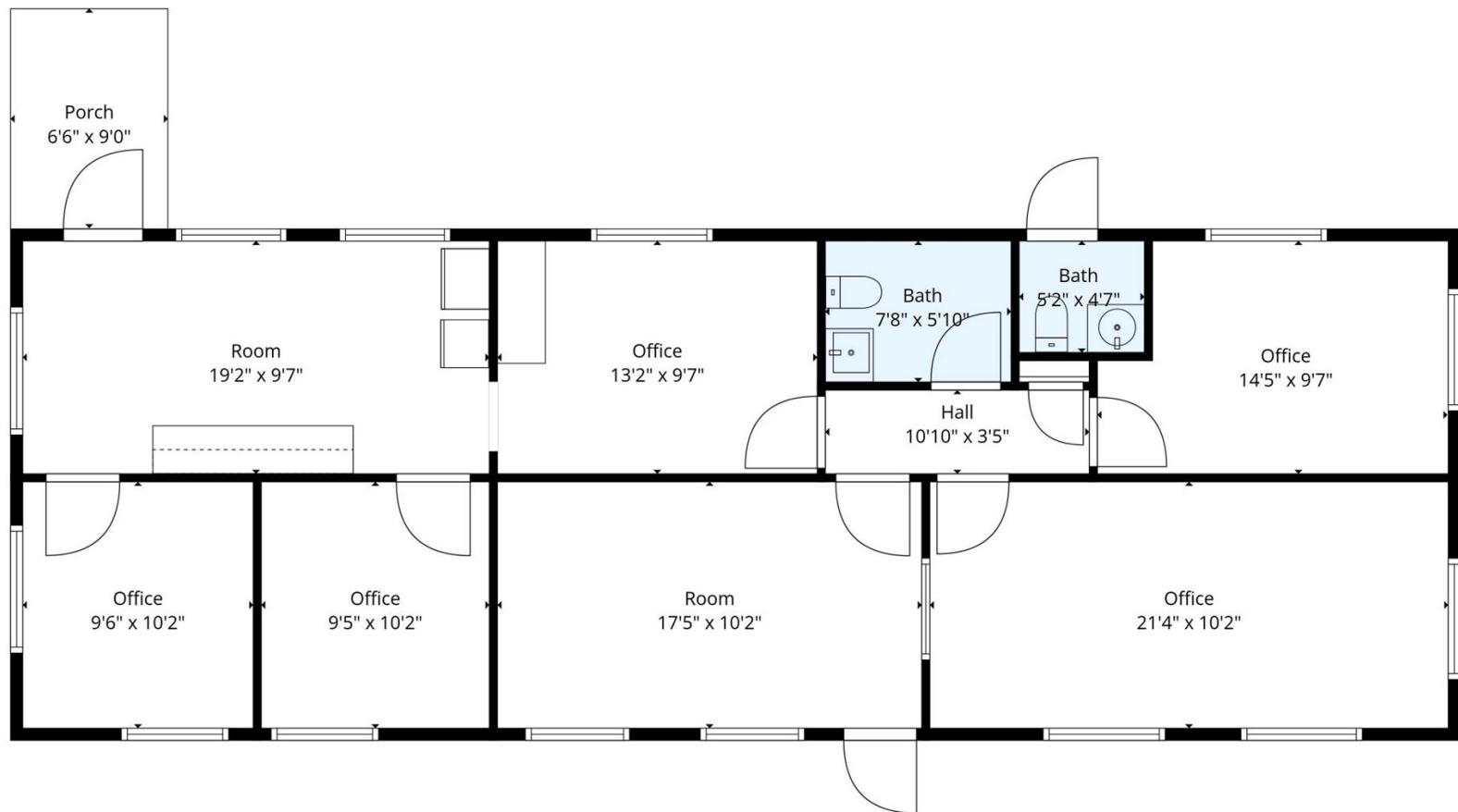
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OFFICE FLOOR PLAN



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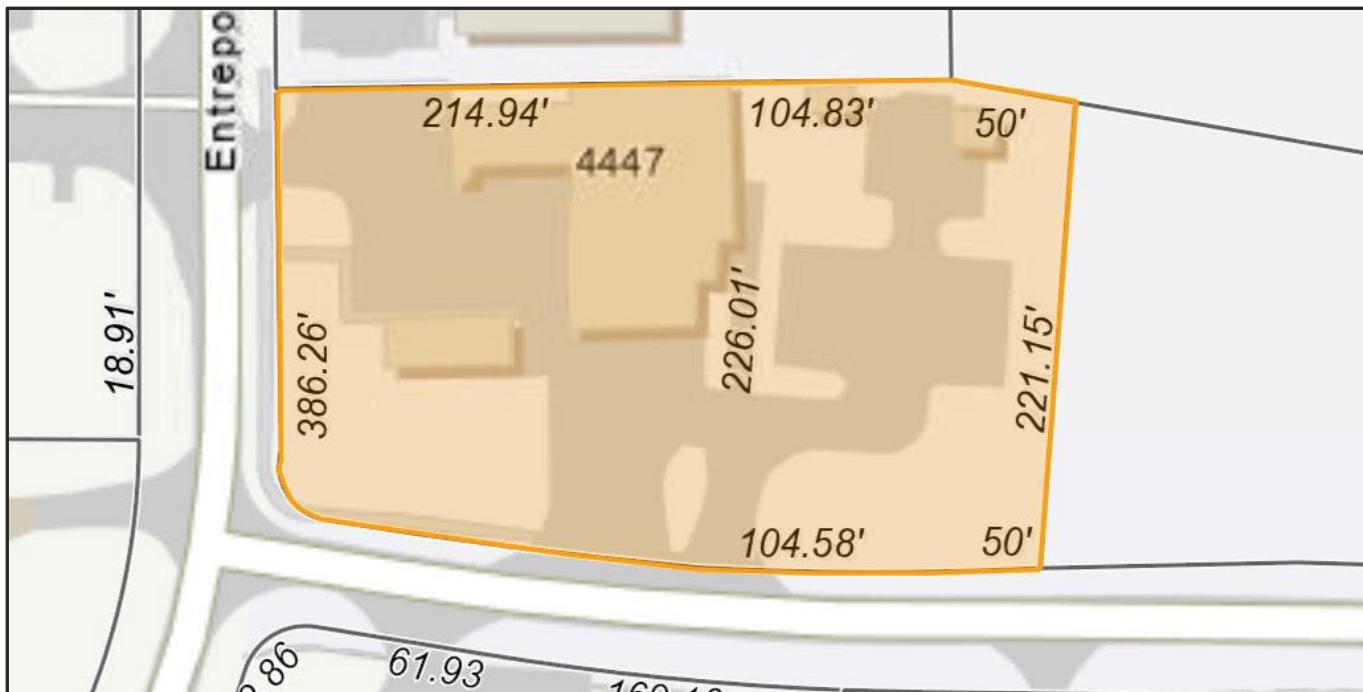


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GIS MAPS



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LOCATION MAP



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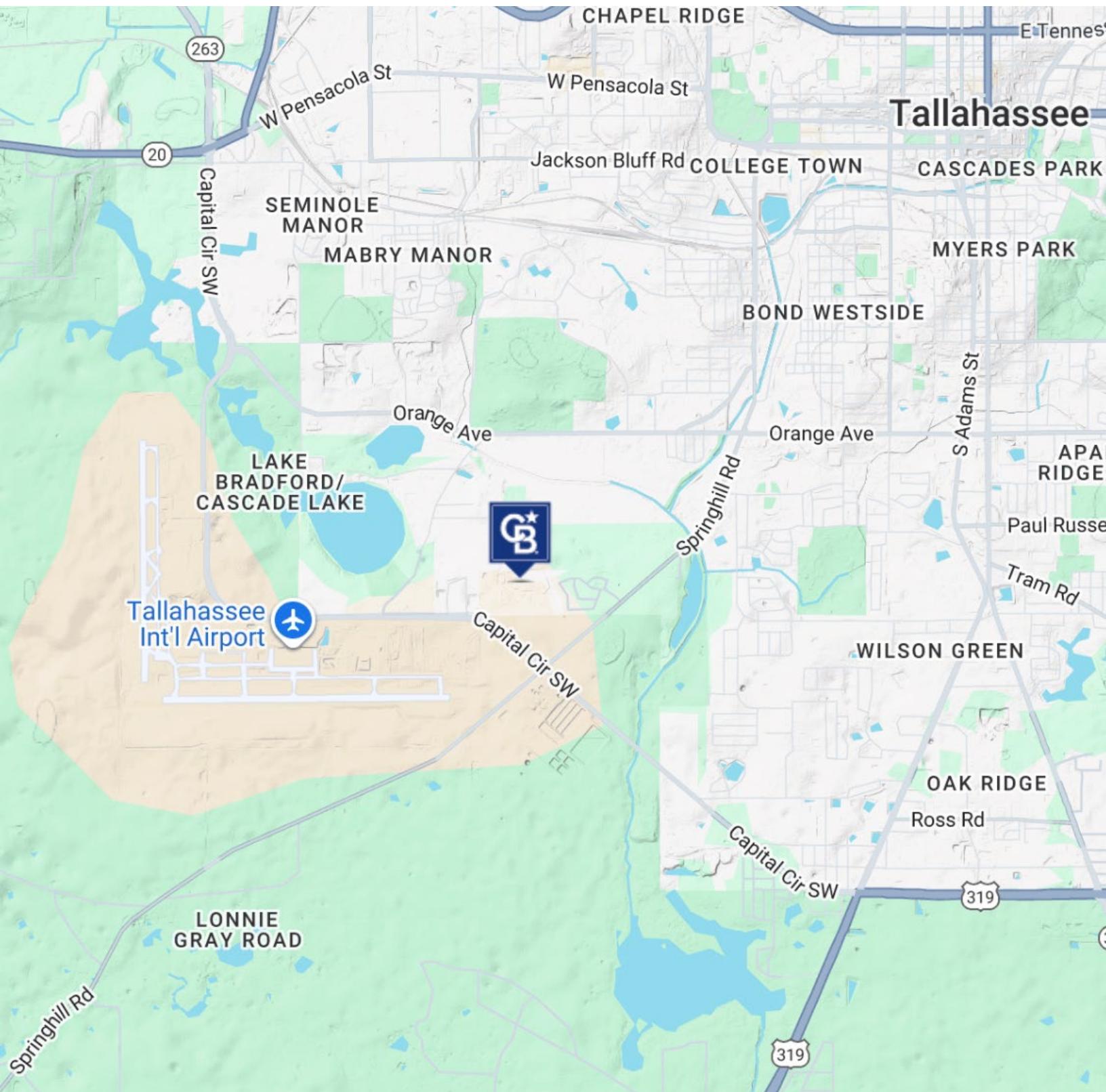
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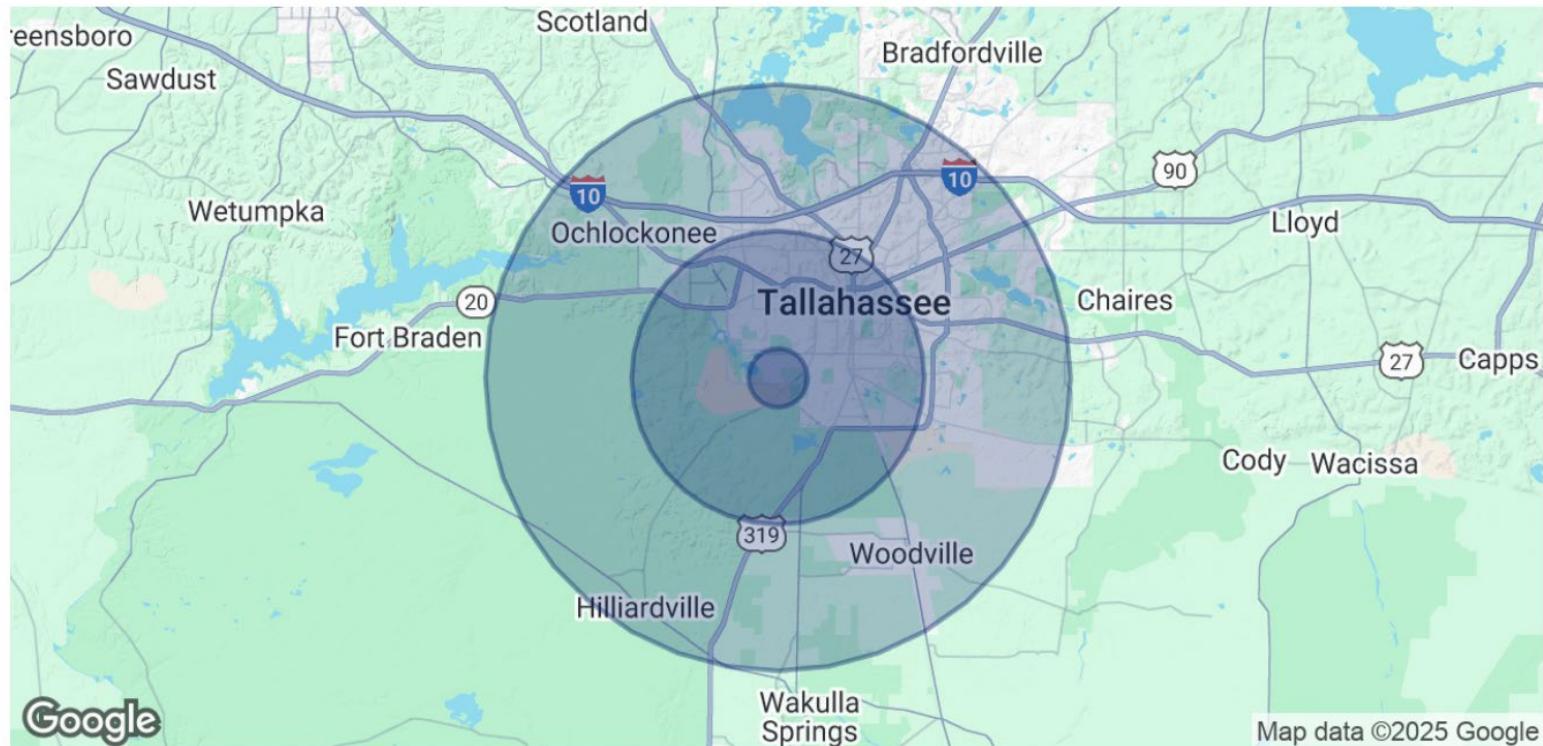
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DEMOGRAPHICS



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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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