

FOR LEASE

2490 Centerville Rd Tallahassee, FL 32308

NAITALCOR



2490 Centerville Road

TALLAHASSEE, FL 32308

Fully conditioned industrial unit located behind Lowe's with quick access to I-10.

- Unit C - Fully conditioned endcap space
- Unit A - Office conditioned space (warehouse unconditioned)
- Located behind Lowe's on Capital Circle NE
- Quick access to I-10
- Centerville Road corridor
- Ideal for distribution, storage, or service users
- Established industrial/commercial area
- Efficient layout for operations

OFFERING SUMMARY

| | |
|----------------------|------------------|
| AVAILABLE SF | 1,830 - 1,940 SF |
| LEASE RATE | Negotiable |
| ZONING | M-1 |
| BUILDING SIZE | 6,171 SF |

AVAILABLE SPACES

| Space | Lease Rate | Size (SF) |
|----------------|------------|-----------|
| Suite C | Negotiable | 1,940 |
| Suite A | Negotiable | 1,830 |

 **Debbie Ashlin**
+1 850 544 5677
ashlin@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 Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

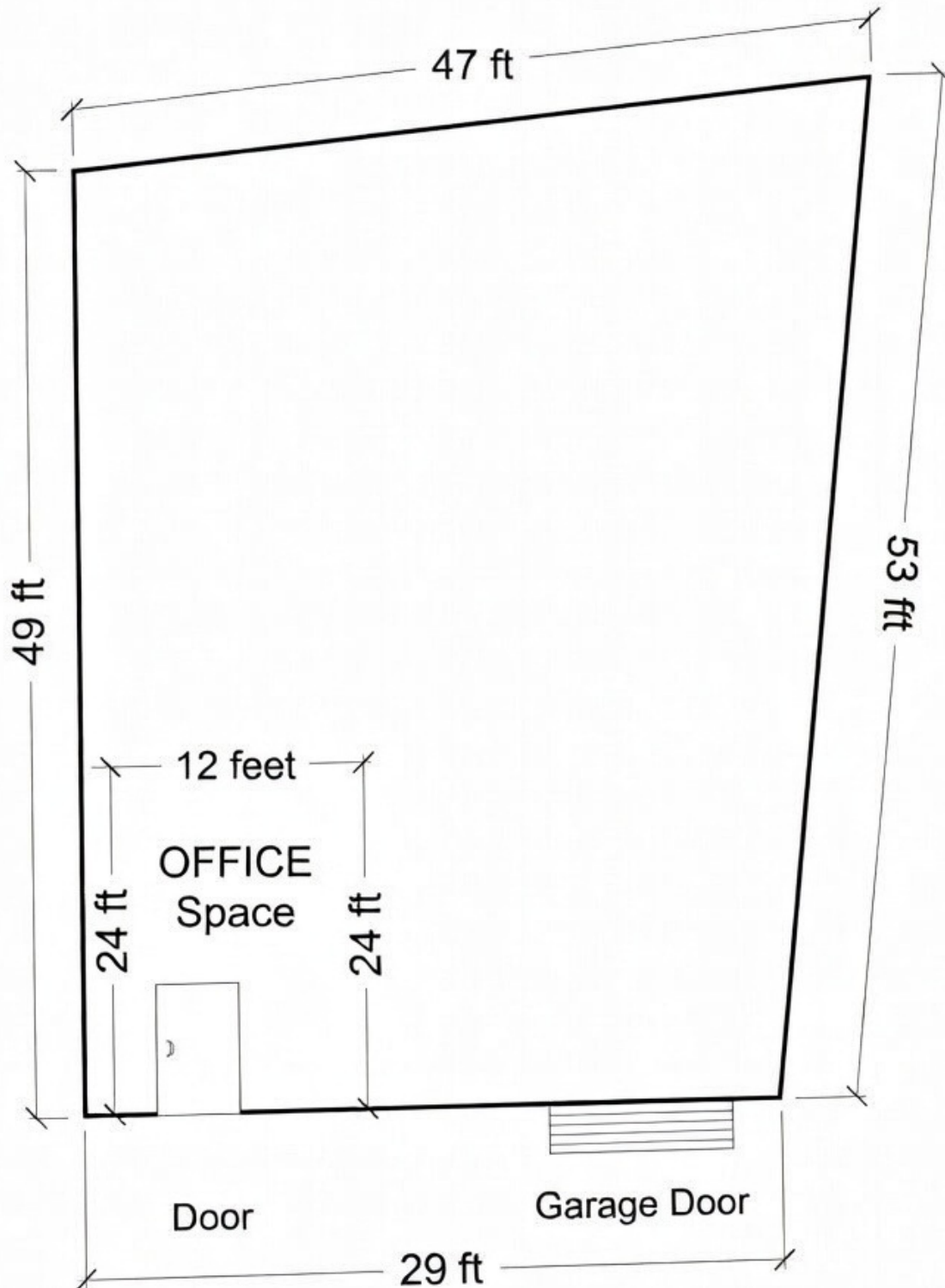


NAI TALCOR
1018 Thomasville Road, Suite 200A
naitalcor.com

FOR LEASE

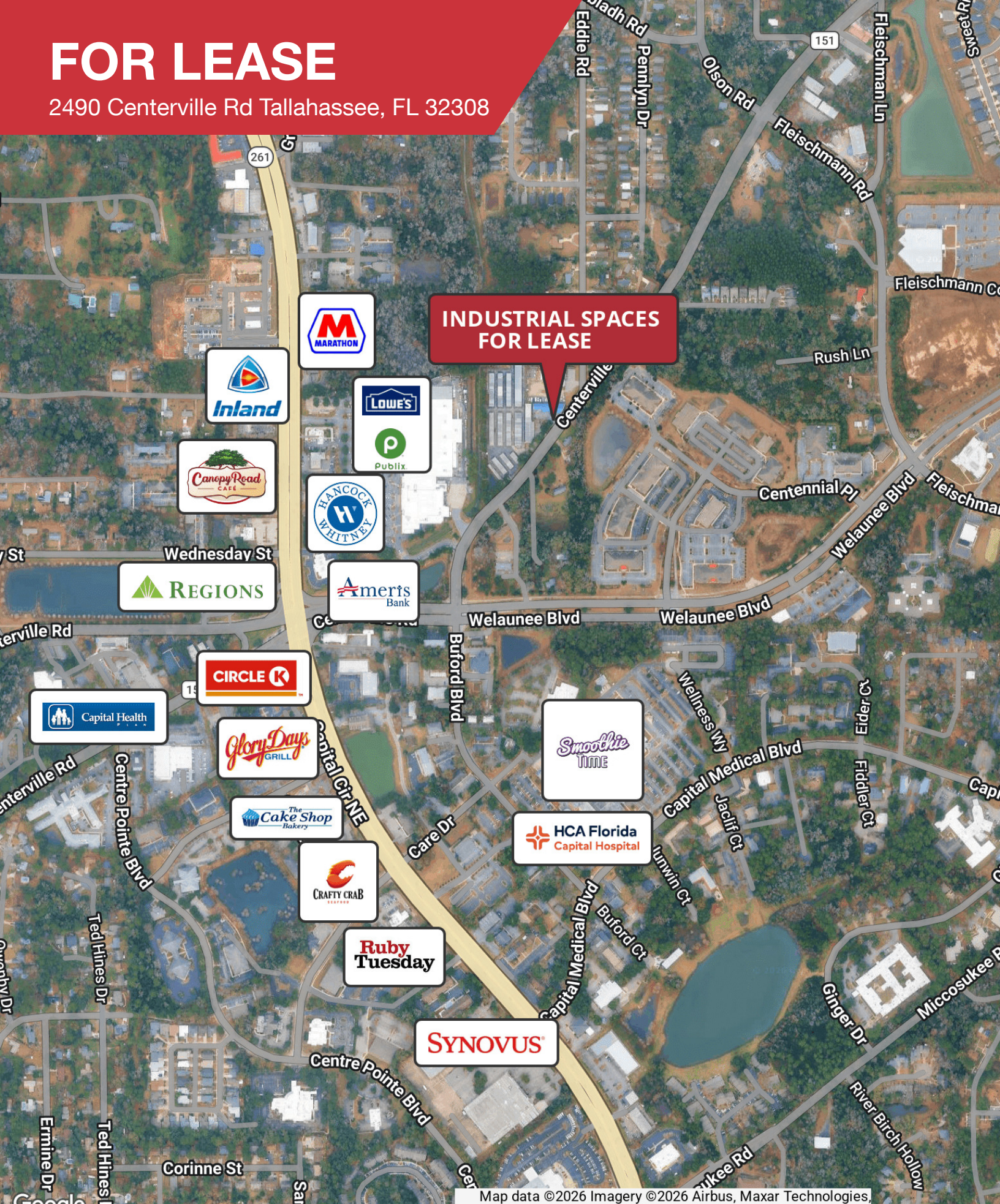
2490 Centerville Rd Tallahassee, FL 32308

2490 Centerville Unit C



FOR LEASE

2490 Centerville Rd Tallahassee, FL 32308



**INDUSTRIAL SPACES
FOR LEASE**

Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

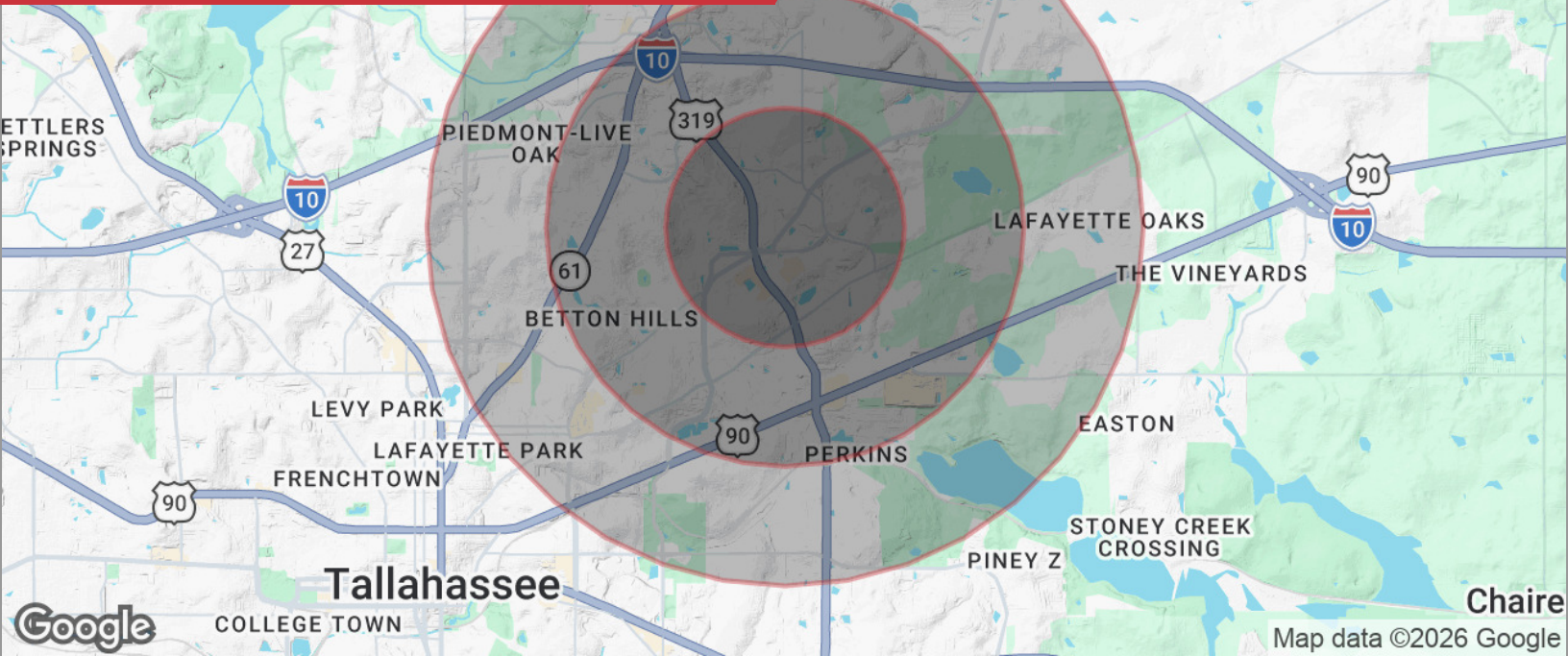
No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing 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.

 **Debbie Ashlin**
+1 850 544 5677
ashlin@talcor.com

TALCOR

FOR LEASE

2490 Centerville Rd Tallahassee, FL 32308



DEMOGRAPHICS

| POPULATION | 1 MILE | 2 MILES | 3 MILES |
|---------------------|-----------|-----------|-----------|
| Total population | 5,638 | 22,833 | 49,268 |
| Median age | 45.6 | 42.3 | 41.3 |
| Median age (male) | 42.2 | 37.8 | 38.2 |
| Median age (Female) | 50.5 | 46.0 | 43.9 |
| HOUSEHOLDS & INCOME | 1 MILE | 2 MILES | 3 MILES |
| Total households | 2,773 | 10,634 | 22,410 |
| # of persons per HH | 2.0 | 2.1 | 2.2 |
| Average HH income | \$72,475 | \$110,910 | \$115,500 |
| Average house value | \$263,552 | \$309,748 | \$335,741 |

* Demographic data derived from 2020 ACS - US Census