

# FOR SALE

## WAREHOUSE WITH OFFICE



**COLDWELL BANKER  
COMMERCIAL**  
HARTUNG



**5301 CAPITAL CIRCLE SW**  
TALLAHASSEE, FL 32305

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

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# OVERVIEW



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Discover an exceptional opportunity for Industrial / Warehouse/Distribution investors at this remarkable property in the Tallahassee area. Boasting spacious 14,122 SF with 2 units, this versatile asset presents a prime investment in a sought-after location. Built in 1980 and zoned Industrial, the property offers a solid foundation for a range of industrial and distribution operations. Its strategic positioning provides efficient access to key transportation routes and commercial centers, making it an ideal choice for businesses seeking seamless connectivity. With its impressive features and strategic advantages, this property is positioned to cater to the diverse needs of discerning industrial and distribution investors.

<b>SALE PRICE</b>	<b>\$1,300,000</b>
<b>TOTAL SF</b>	<b>14,122 SF</b>

## Location Information

Street Address	5301 Capital Circle SW
City, State, Zip	Tallahassee, FL 32305
County	Leon
Cross Streets	Near Shelfer Rd
Market Area	SW Tallahassee
TLH Airport	Distance 4.8 miles
Area	New Developments nearby

## Parking

Parking Type	Surface On-Site
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## Showing Instructions

Showing Instructions:  
Occupied-Appointment Only

## Building Information

### 5301 Capital Circle SW Office / Warehouse

Building Size	6,622 SF
Roll-Up Door	One

### 271 Crossway Rd Office / Warehouse

Building Size	7,500 SF
Roll-Up Doors	Three

Building Class	C
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Pole Barn/Open Storage	Nine stalls
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Built	1980
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## Property Information

Property Size	2.88 Acres
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Property Type	Industrial/Warehouse
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Type Bldg	Two 1-story Warehouse Bldgs
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Parcel ID#	#4124205000000
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Zoning	I - Industrial
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Traffic Count	20,400 cars daily
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Traffic Street	Capital Circle SW
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# IMAGES



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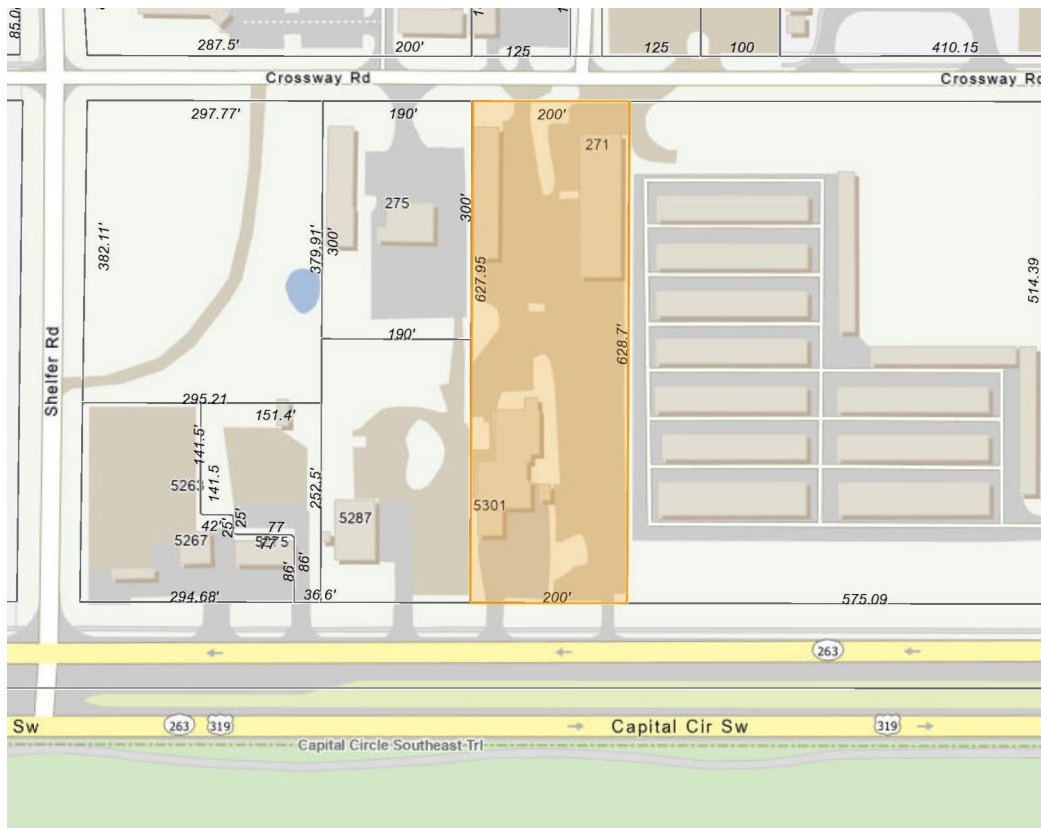




# GIS MAPS



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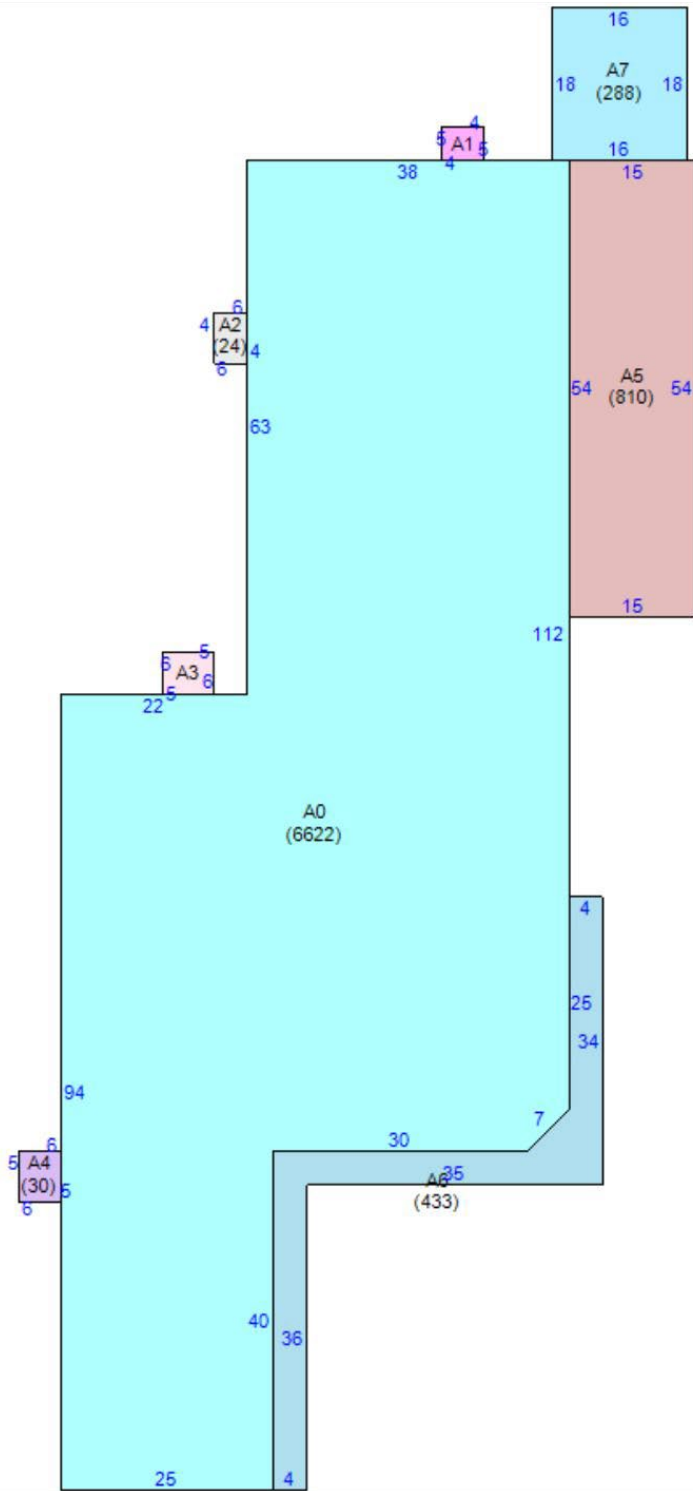
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Area #	Description	SqFt
A0	Office Building	6,622
A1	Utility Unfinished	20
A2	Open Porch Unfin	24
A3	Utility Unfinished	30
A4	Utility Unfinished	30
A5	Open Porch Unfin	810
A6	Open Porch Finish	433
A7	Carport Unfinished	288

Characteristics	
Tax year	2025
Improvement Name	WALSH CONSULTING AND ELECTRICA
Identical Buildings	1
Exterior Wall	Siding Below Avg.
Frame	Wood Beam & Col.
Roof Frame	Gable & Hip
Roof Cover / Deck	Prefin Metal
Pool	No

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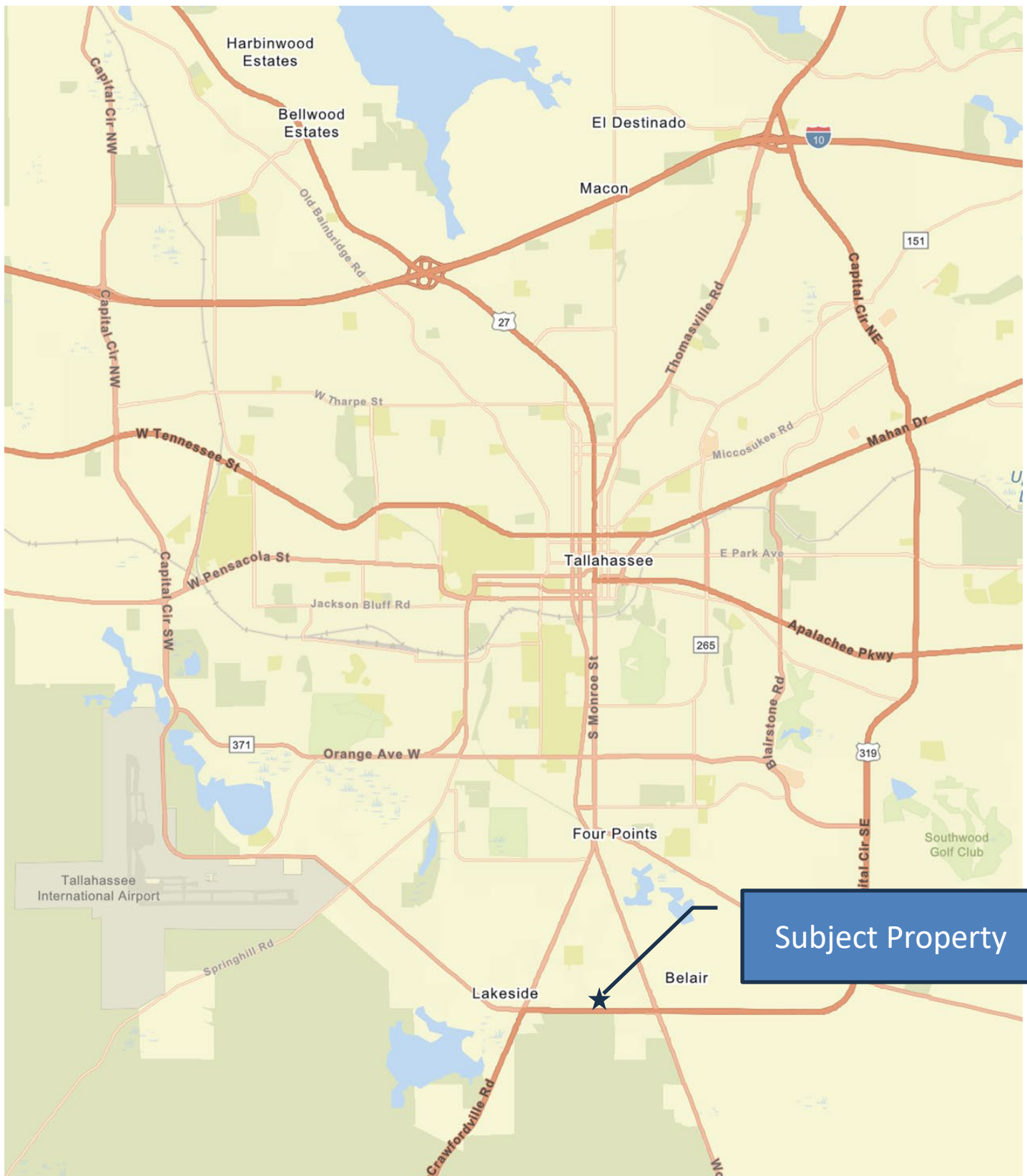
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# LOCATION MAP



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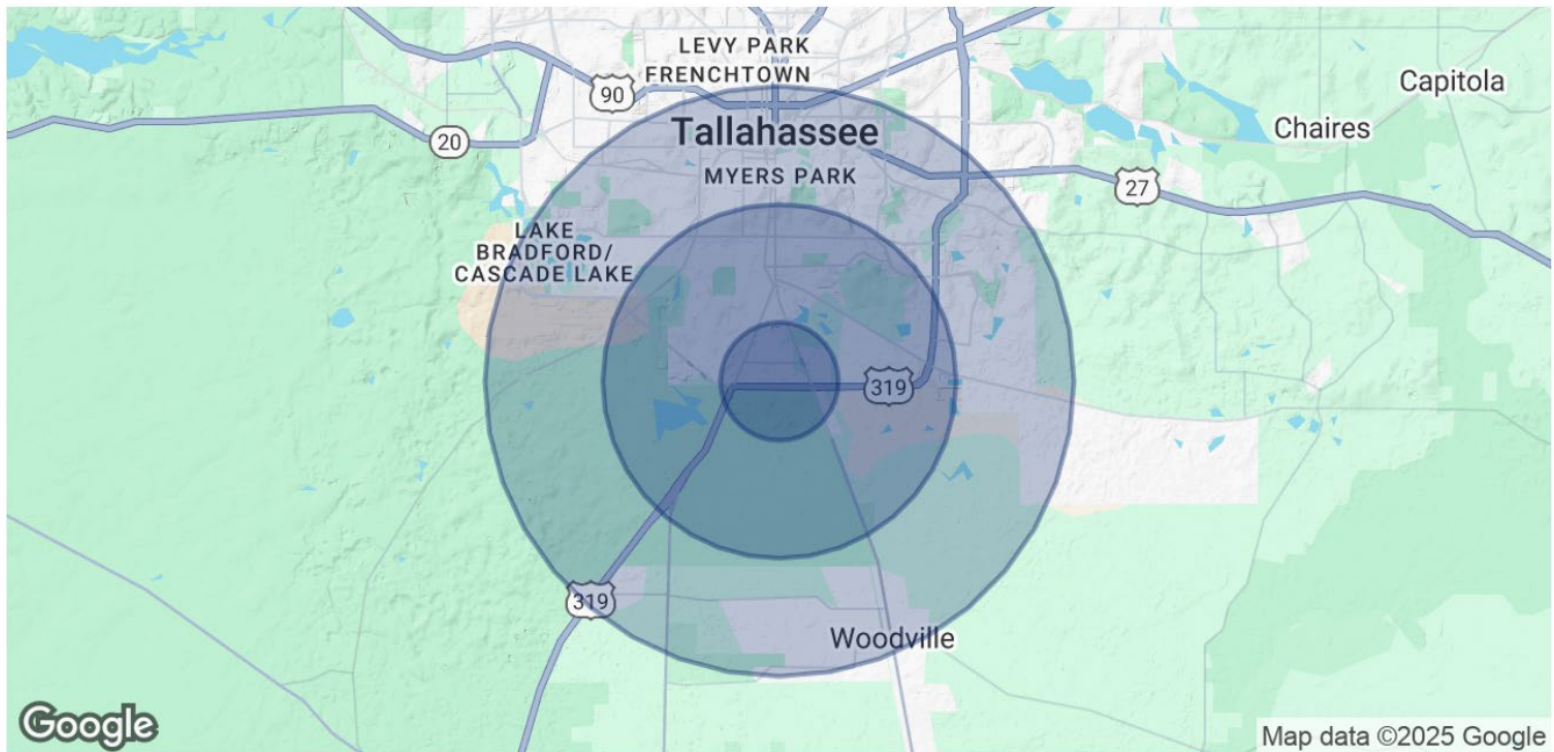
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# DEMOGRAPHICS



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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,588	22,653	93,280
Average Age	38	37	32
Average Age (Male)	36	35	32
Average Age (Female)	39	38	33

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,477	9,113	37,207
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$59,872	\$61,410	\$64,807
Average House Value	\$229,268	\$228,516	\$246,884

Demographics data derived from AlphaMap

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