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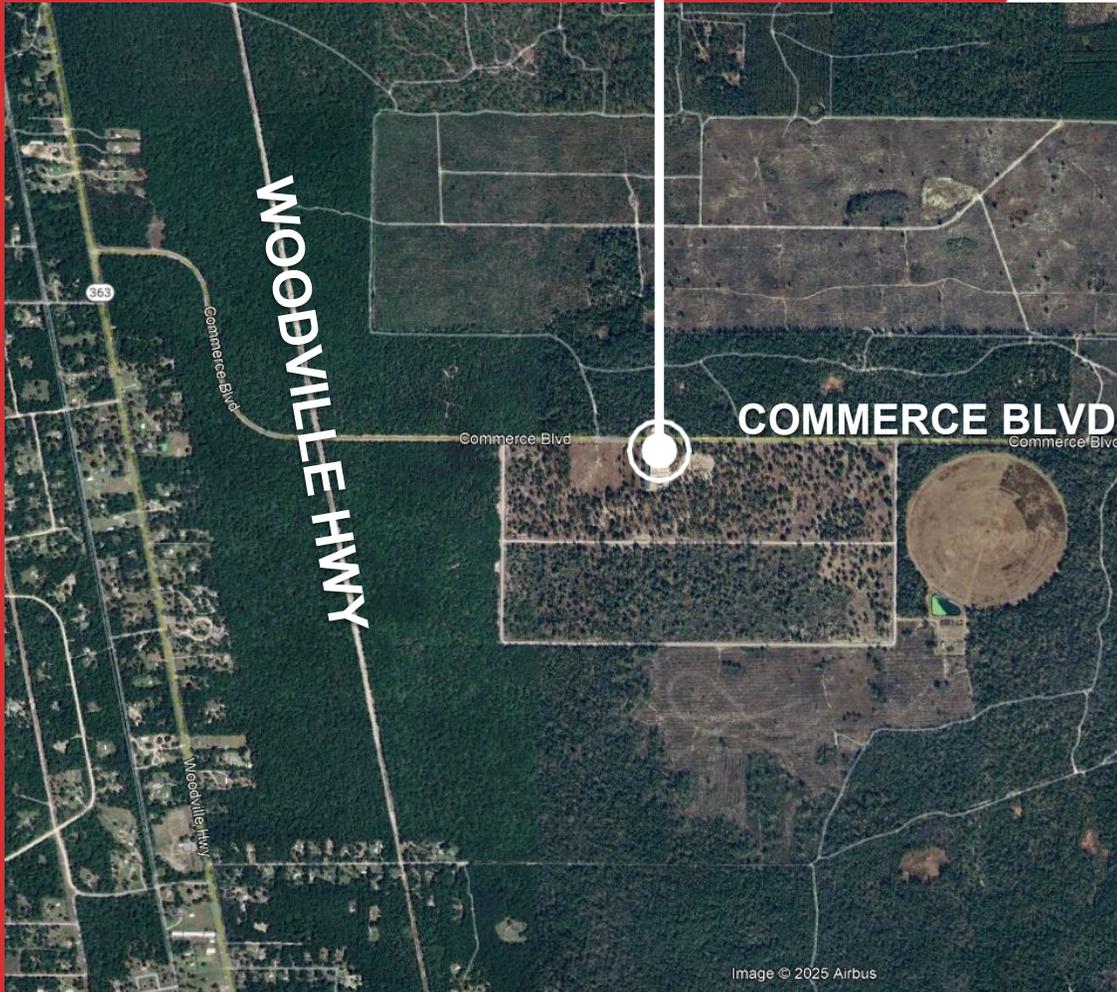
**INDUSTRIAL / MANUFACTURING
CORPORATE FACILITY**

**509 COMMERCE BLVD
CRAWFORDVILLE, FL 32327**

NAITALCOR

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**77,104 SQUARE FEET
ON 6.29 ACRES**



PROPERTY **OVERVIEW**

This versatile industrial manufacturing warehouse property offers a rare combination of power, security, and efficiency, making it an ideal fit for **logistics, distribution, printing, or specialized storage operations.**

The **77,104** square foot building features approximately **6,000 SF of office space** along with a highly functional fully **climate-controlled** warehouse designed to support modern business needs.

LEASE PRICE NEGOTIABLE

KEY FEATURES

Office & Warehouse:

- ±6,000 SF office + functional warehouse space
- 28.5' clear height to roof deck
- Full HVAC throughout warehouse
- Humidity-controlled rooms (paper room, print shop, south coinage room)
- Conveyor belt area (10' ceilings) & printer room (10.5' ceilings)
- Energy-efficient LED lighting

Power & Systems:

- 3 Phase Power
- 1,250 kW backup generator
- Wet sprinkler system (no fire pump required)
- FOB-controlled security access throughout

Doors & Access:

- 6 dock-high doors w/ levelers (3 with dock locks, all auto-openers, 10' x 10')
- 3 additional dock doors in mail prep area (10' x 10')
- 1 oversized grade-level door (10' x 14')

Parking & Exterior:

- Fully fenced truck court with controlled access
- 65 secured parking spaces behind fence
- 38 front-facing spaces + 6 ADA-accessible spots

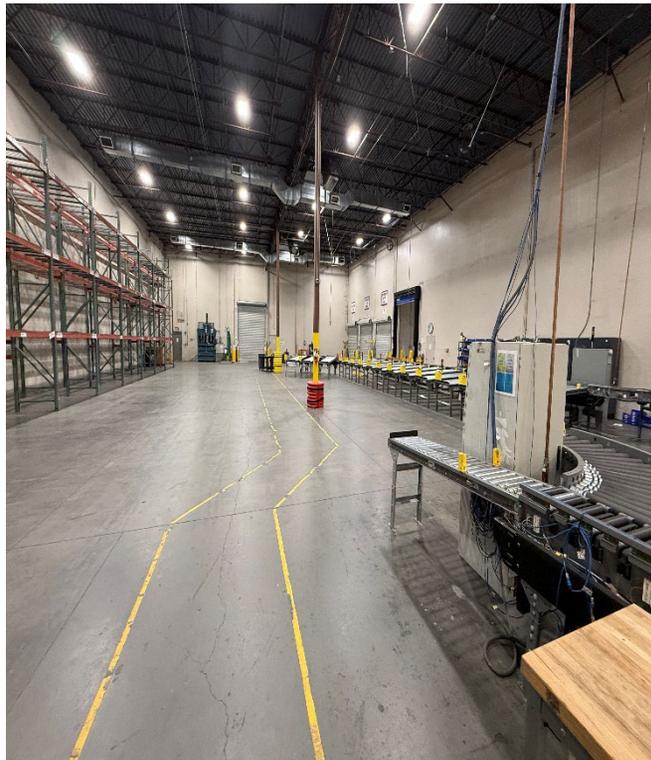
Ideal Uses:

- Logistics - Distribution - Printing - Specialized Storage



OFFICE DETAILS

6,000 SF of office provides a **reception area**, nine **private offices**, two **conference rooms**, one **training room**, a **supervisor area** adjacent to production, large **breakroom**, lounge area, & **server room**.



Situated at **509 Commerce Blvd, Crawfordville, Florida**, this property adjacent to **Opportunity Park**, a fully entitled, 240-acre industrial park in Wakulla County just south of Tallahassee. The site benefits from strong utility infrastructure already in place, including electric, water, sewer, natural gas, and fiber, allowing rapid deployment of new industrial, manufacturing or storage operations.

Just **14 miles from Tallahassee International Airport** and about **17 miles from Interstate 10**, the location affords excellent transportation access for regional distribution.

With over 160,000 people within a 30-minute drive time and 300,000 within 45 minutes, there's a solid labor base and market reach. The site is also within the **Opportunity Zone**, which may offer tax-incentive benefits for qualifying investment.



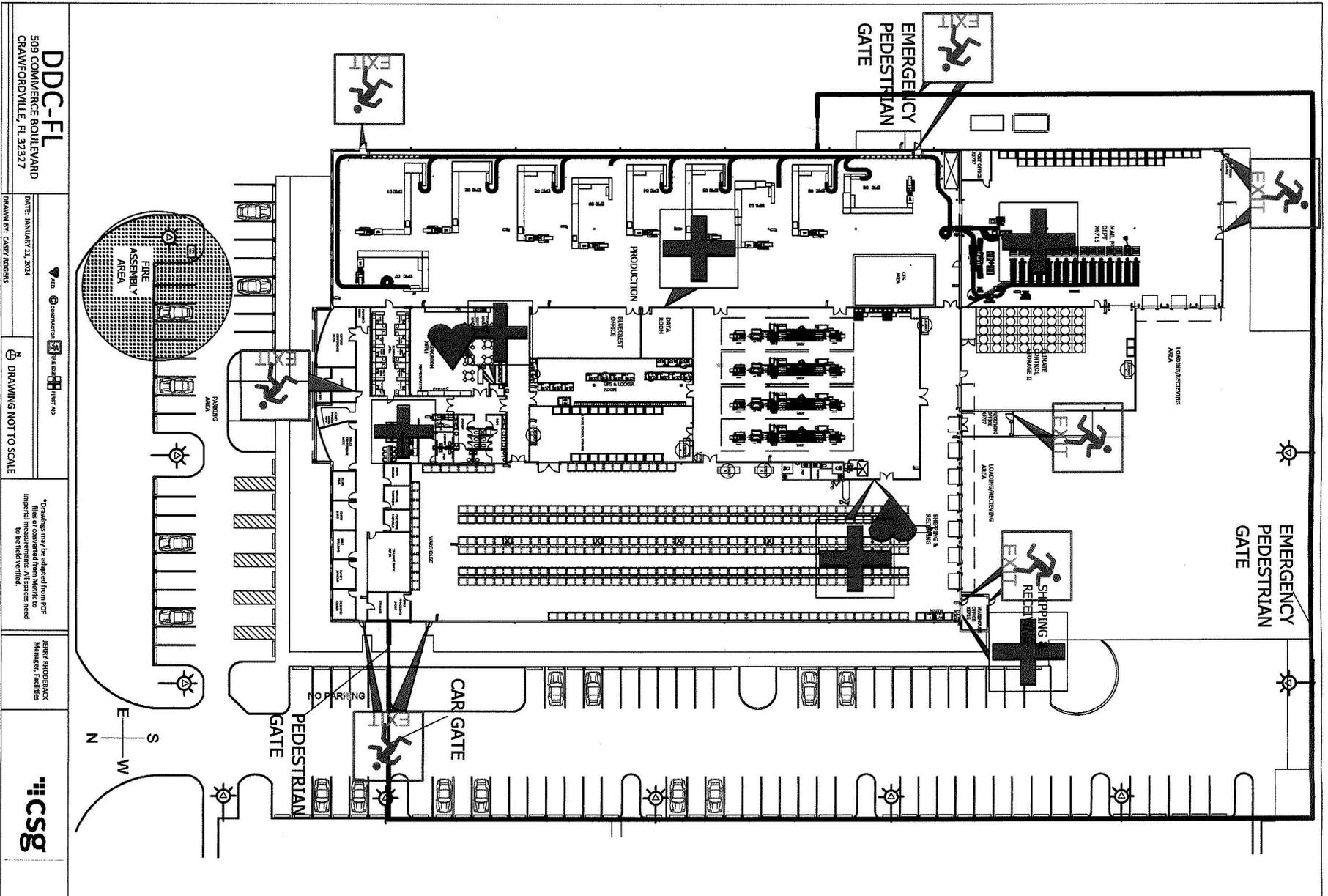
14 miles to Tallahassee International Airport



SITE PICTURES



FLOOR PLAN



DDC-FL
 509 COMMERCE BOULEVARD
 CRAWFORDVILLE, FL 32327

DATE: JANUARY 11, 2024
 DRAWN BY: CASEY ROGERS

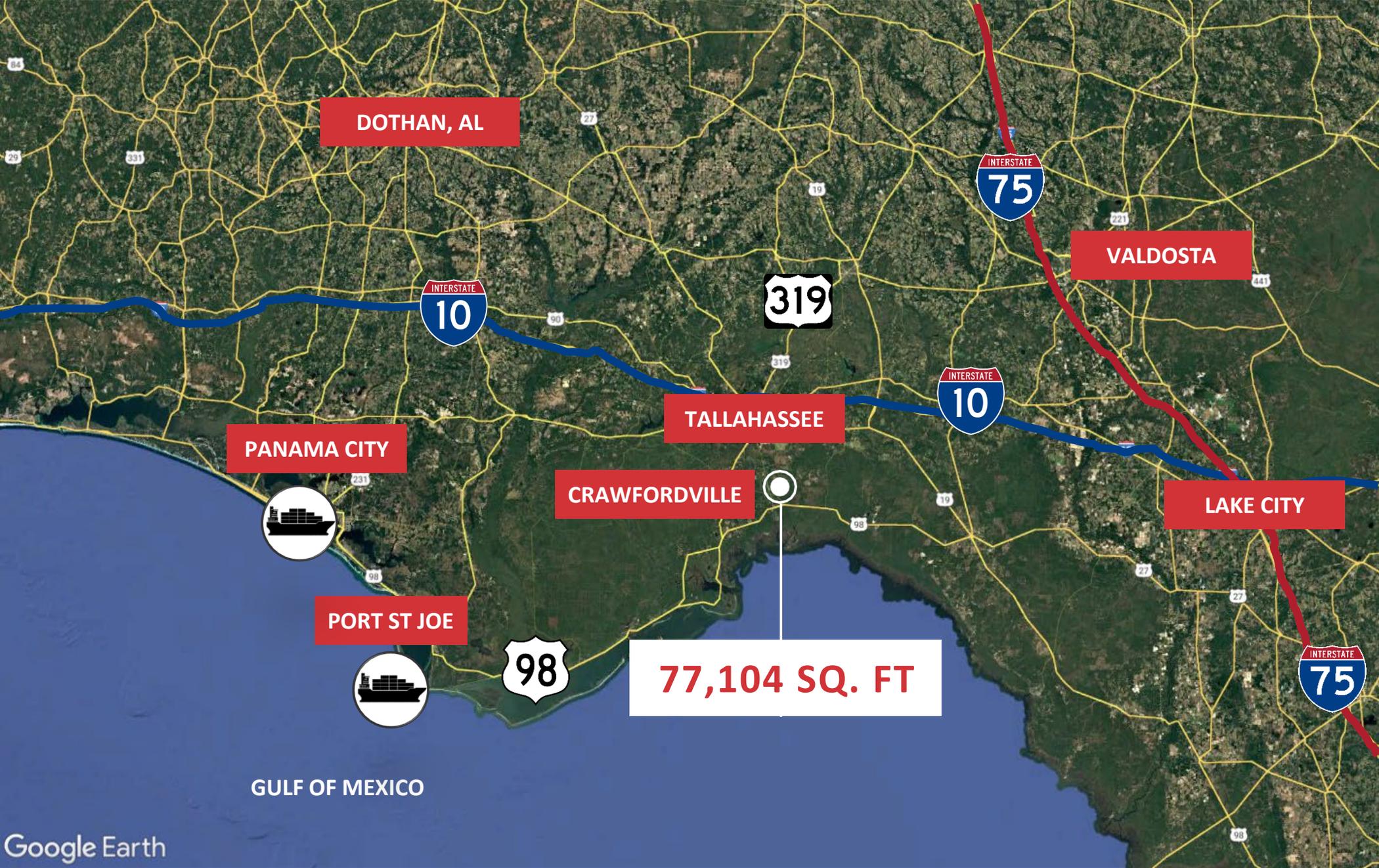
THE CONSULTING ENGINEERS
 DRAWING NOT TO SCALE

*Drawing may be adapted from CAD files or converted from Metric to Imperial to be field verified.

JERRY RUDERICK
 Manager of Facilities



LOCATION MAP





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