

FOR LEASE

566-572-3 Appleyard Dr. Tallahassee, FL 32304

NAI TALCOR

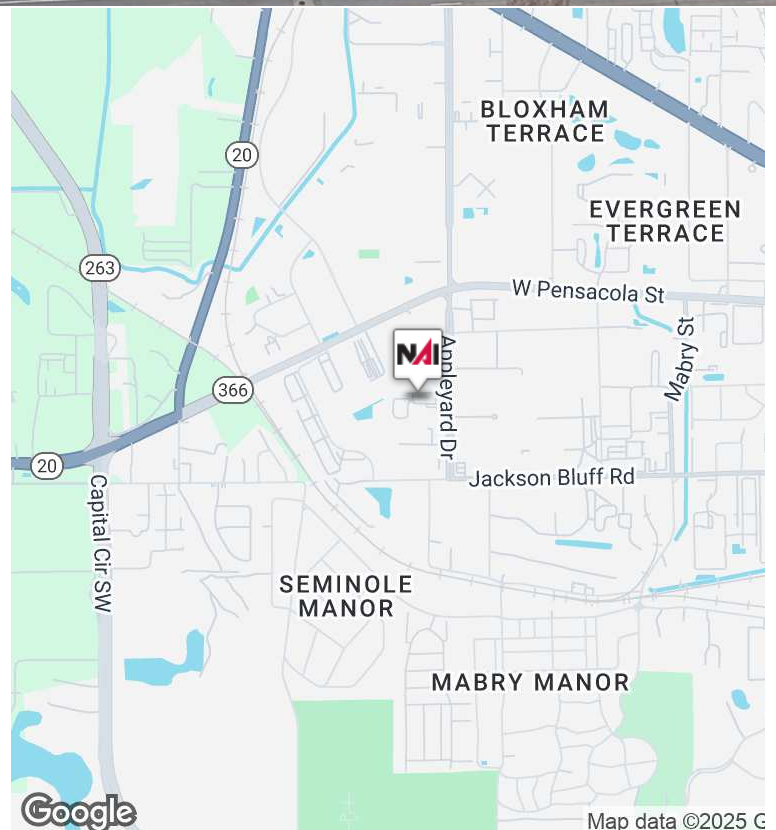


Industrial | 5,000 - 12,100 SF

- Storefront Showroom & Distribution WH Space
- 204 and 205 Are Cross Dock High
- 105 is grade level with Three Phase Power
- Only 4.1 Miles From I-10 Exit
- 24 Hr Management Accessibility
- Tenants: Sherwin Williams, Fastenal, & Many More

Available Spaces

Spaces	Lease Rate	Size (SF)
572-1-105	\$9.00 (NNN)	5,000
572-2-204 & 572-2-205	\$9.00 (NNN)	12,100



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1018 Thomasville Road, Suite 200A
talcor.com

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	36 months
Total Space:	5,000 - 12,100 SF	Lease Rate:	\$9.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
572-1-105	Available	5,000 SF	NNN	\$9.00 SF/yr
572-2-204 & 572-2-205	Available Soon	12,100 SF	NNN	\$9.00 SF/yr

UNIT 572-1-105

566-572-3 Appleyard Dr. Tallahassee, FL 32304

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Industrial | 5,000 SF

Fully conditioned light industrial ex space for lease in Appleyard Industrial Park. This 5,000 SF unit has a glass store front showroom area of approximately 2,800 SF, an office area (3 offices, 2 restrooms, and 2 large conference style rooms) of roughly 1,200 SF, and a +/- 1,000 SF warehouse space in the rear. There's a mezzanine for extra storage over part of the office area, and a grade level roll up door in the rear part of the warehouse area. Rounding out the amenities is the three phase power which is currently supplemented by a large generator that powers the entire unit.

- Showroom/Warehouse Space (End Unit)
- Glass Storefront Showroom Area (+/- 2,800 SF)
- Grade Level Roll Up Door in Rear (Warehouse Area)
- Warehouse Area May Be Enlarged
- Three Phase Power (Possible Generator Backup)

Lease Rate: \$9.00/SF/Yr + (NNN)



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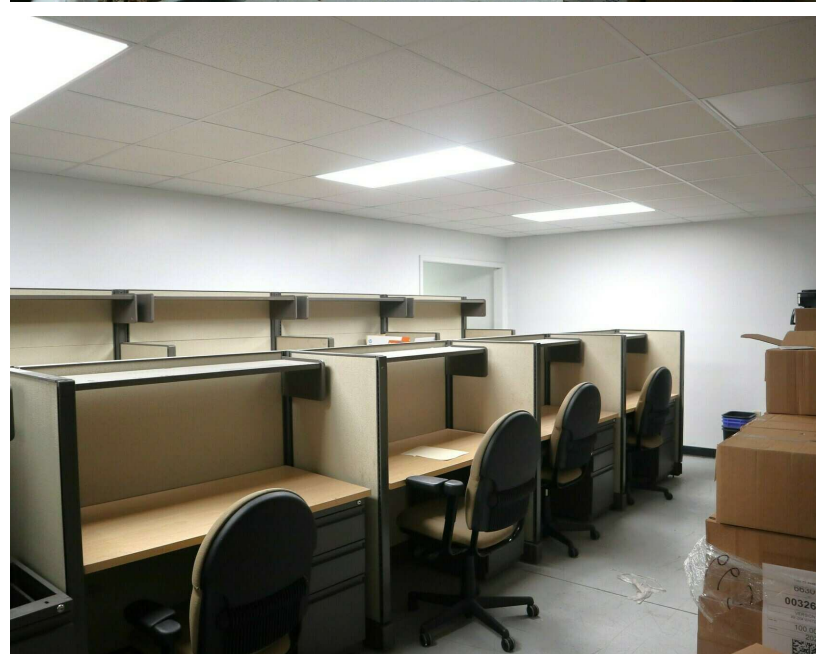
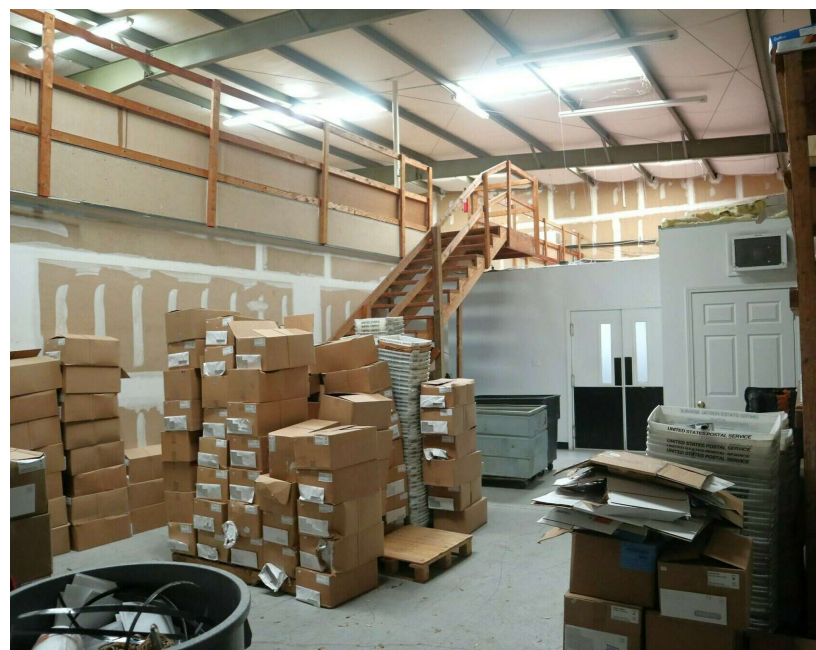


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572-2-204 & 572-2-205

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Industrial | 12,100 SF

Truck Terminal Cross Dock Warehouse space with four local delivery style docks and two Semi loading docks. Sixteen foot eaves with 20' clear span. Perfect use for a last mile delivery type business. Strategically located near Florida State University and Tallahassee Community College, and only 4.1 miles from I-10 Exit. The combined space is for a total of 12,100 SF. Ramp style grade level loading also with over 1100sf of office space.

- 6 Dock High Roll-Up Doors with cross docking available
- Office Area: 1,100 SF | Warehouse Area: 11,000 SF
- 16' Eave Height / 20' Clear Span

Lease Rate: \$9.00 SF/Yr (NNN)



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