

# FOR SALE/LEASE

404 S Shelfer St Quincy, FL 32351

# NAI TALCOR



## Industrial | 26,354 SF

- For Lease or Sale
- 26354 sqft warehouse
- Ample office space - up to 10 offices
- 4 bathrooms
- 2 grade level doors
- 1 dock high door
- 1 drive in bay
- Located within minutes of I-10 interstate
- 2 acre yard +/-
- On Rail Road line

**Sale Price: \$750,000**

**Lease Rate: \$4.00/SF NNN**

### OFFERING SUMMARY

<b>SALE PRICE</b>	\$750,000
<b>AVAILABLE SF</b>	26,354 SF
<b>ZONING</b>	Industrial
<b>BUILDING SIZE</b>	26,354 SF

### AVAILABLE SPACES

Space	Lease Rate	Size (SF)
Warehouse - 404 Shelfer St. Quincy FI	\$4.00 SF/yr	26,354

✉ **Kee Elwell, CCIM**  
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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**

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# EXTERIOR PHOTOS

404 S Shelfer St Quincy, FL 32351



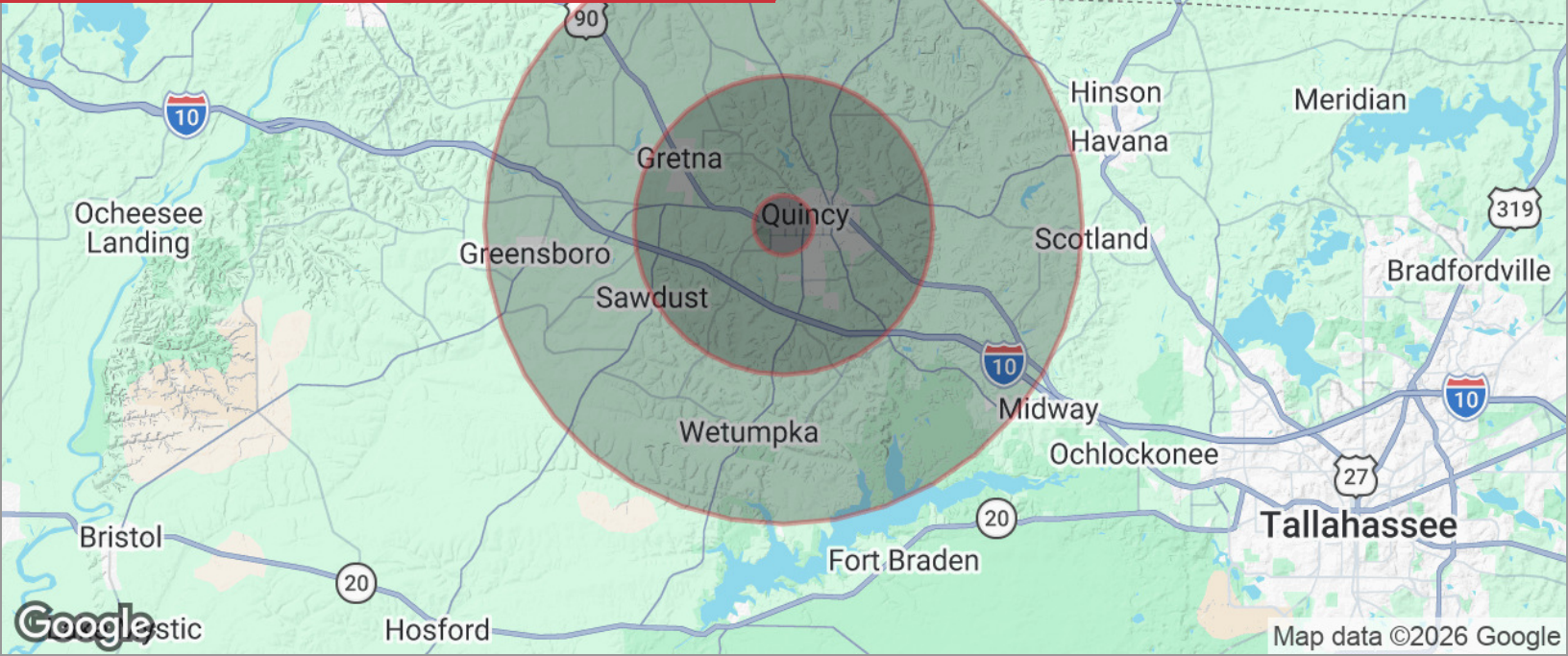
# INTERIOR PHOTOS

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## DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,175	15,225	29,800
Median age	40.8	35.8	38.9
Median age (male)	34.4	34.2	38.1
Median age (Female)	48.6	37.7	39.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,148	5,679	12,669
# of persons per HH	1.9	2.7	2.4
Average HH income	\$31,526	\$39,695	\$43,682
Average house value	\$110,697	\$136,509	\$143,580

\* Demographic data derived from 2020 ACS - US Census