

FOR LEASE

854 Capital Circle Southwest Tallahassee, FL 32305



OFFERING SUMMARY

Available SF:	15,000 SF
Lease Rate:	\$11.00/SF NNN
NNN's:	\$2.22/SF
Lot Size:	10.56 Acres
Year Built:	1974
Zoning:	M-1 Light Industrial

PROPERTY OVERVIEW

854 Capital Circle SW consists of 15,000 SF of existing warehouse/distribution space available for lease beginning December 2024. The property is situated along recently renovated/widened Capital Circle SW which generates an average daily traffic count of 26,000 vehicles per day. The subject is 4.3 miles north of Tallahassee International Airport, 2.5 miles south of Interstate 10, and 6.2 miles west of Downtown Tallahassee.

PROPERTY HIGHLIGHTS

- Great Frontage and Visibility
- 26,000 AADT
- Fenced-In Yard Possible
- 3 Phase Power
- 24' Eave Height

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