



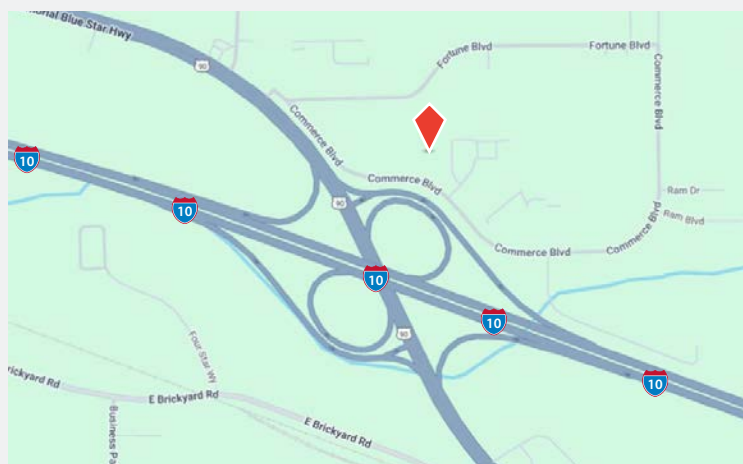
CLIMATE CONTROLLED 20,000 SQ FT WAREHOUSE FOR SALE

PROPERTY OVERVIEW

Property Type	Industrial/Flex
Building Size	19,514 sf
Acreage	2.853 AC
Year Built	2019
Zoning	Commercial
Parcel ID	4-10-1N-2W-0000-00334-0200
Asking Price	\$2,950,000

PROPERTY FEATURES

- + Hard to find climate controlled Warehouse/Flex space with overhead entry doors
- + Fully air-conditioned retail/warehouse space
- + Owner relocating - Competitively priced
- + 50 on-site parking spaces
- + Great visibility and easy accessibility for customers and deliveries
- + Adjacent property for sale with possible use as contractor yard or semi-truck parking



LOCATION

- + Adjacent to I-10, Hwy 90 Interchange
- + Located in 10/90 Industrial Park
- + Situated among national sales and rental companies
- + Neighboring brands include Peterbilt, Sunbelt Rentals, Comfort Inn & Baymont by Wyndham
- + Quick 20-minute drive to Downtown Tallahassee
- + Central Panhandle location ideal for regional reach



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