



**NEW  
REDUCED  
RATE!**

~~\$12.00-SF~~

~~\$10.50-SF~~

**\$8.75 SF \***



## LOCATION:

**431 CAPITAL CIRCLE SW,  
TALLAHASSEE, FL**

**20,079 SF Industrial Flex  
Clear Span  
Warehouse Available Today!**

## PROPERTY FEATURES



**20,079 SQ. FT.**



**4 OVER SIZED  
DRIVE-IN DOORS**



**FULLY AIR  
CONDITIONED**



**2 ADA  
BATHROOMS**



**GREAT HIGHWAY  
ACCESS**

**BROKERS PROTECTED  
EASY TO WORK WITH LANDLORD**

**CALL FOR DETAILS!**

\*PRICE DOES NOT INCLUDE BUILDING FEES

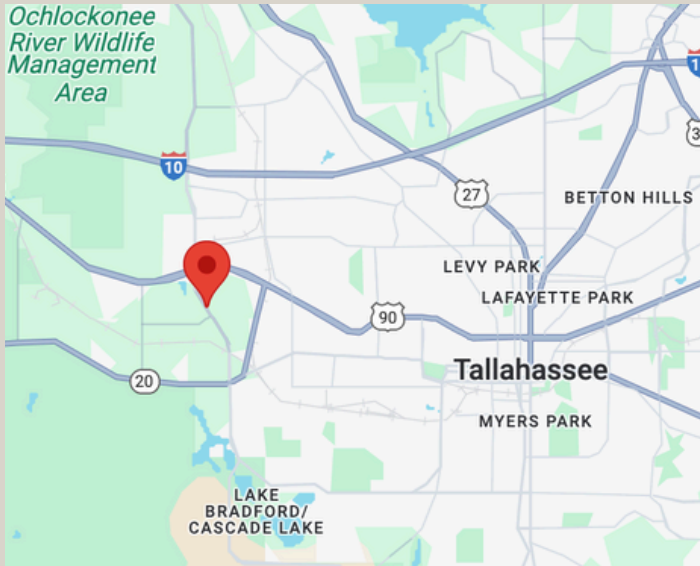
**KAREEM FIKRI, CPA**



**(904) 894-8095**



**KAREEM@PALMLEAFHOLDINGS.COM**



## LISTING DATA

**Total Bldg. SF:** 30,000 SF

**Available SF:** 20,079 SF

**Clear Height:** 25 ft.

**Zoning:** M1-Light Industrial

**Outside Storage Yard Available**

