

Industrial Property
FOR SALE



3485 S MONROE STREET, TALLAHASSEE, FL 32301
3485 S Monroe St, Tallahassee, FL 32301

TRACY WATERS

Vice President
850.545.2282
twaters@teampcg.com

PREMIER COMMERCIAL GROUP

Tallahassee, FL 32303
4708 Capital Circle NW
850.933.5899 | teampcg.com



3485 S MONROE STREET, TALLAHASSEE, FL 32301
3485 S Monroe St, Tallahassee, FL 32301



PROPERTY DESCRIPTION

Discover an exceptional opportunity in the Tallahassee area with this impressive 8,856 SF industrial property with showroom. Built in 1973, this well-maintained building consists of 1 unit and is ideally suited for industrial and manufacturing ventures. Boasting a favorable C-2 zoning, the property provides flexibility for diverse business operations. With its strategic location, this property offers convenience and accessibility, making it an attractive investment for those seeking a prime industrial facility in a thriving commercial hub. Whether you're expanding existing operations or establishing a new industrial presence, this property is poised to cater to a range of industrial and manufacturing needs.

PROPERTY HIGHLIGHTS

- 8,856 SF industrial/office building
- Glass front showroom
- Loading docks and roll up door in rear
- Zoned C-2 for versatile use

OFFERING SUMMARY

Sale Price:	\$750,000
Number of Units:	1
Lot Size:	30,691 SF
Building Size:	8,856 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	191	781	2,646
Total Population	425	1,784	6,204
Average HH Income	\$72,799	\$65,931	\$64,025

TRACY WATERS

Vice President
850.545.2282
twaters@teampcg.com

PREMIER COMMERCIAL GROUP

Tallahassee, FL 32303
4708 Capital Circle NW
850.933.5899 | teampcg.com

3485 S MONROE STREET, TALLAHASSEE, FL 32301
3485 S Monroe St, Tallahassee, FL 32301



LOCATION DESCRIPTION

Explore the prime location of this Tallahassee property, surrounded by a dynamic mix of business and lifestyle amenities. Positioned in close proximity to major thoroughfares and the bustling downtown district, the area offers easy access to the Capitol Complex, prestigious government offices, and Florida State University, fostering a strong professional and academic environment. Nearby points of interest include the impressive collection at the Museum of Florida History, the cultural hub of Midtown, and the lush green spaces of Lafayette Heritage Trail Park. This vibrant locale provides a compelling blend of convenience and opportunity for any discerning investor eyeing the office/flex space building market.

A RARE INDUSTRIAL GEM IN THE HEART OF TALLAHASSEE

- A Rare Industrial Gem in the Heart of Tallahassee
- 8,856 SF flex industrial building with showroom
- Built in 1973; well-maintained with strong bones
- Single-tenant layout – ideal for users or repositioning
- C-2 zoning allows:
 - Manufacturing
 - Distribution
 - Services
 - Specialty retail
- Clean showroom frontage for customer-facing needs
- Prime location in active commercial corridor
- Surrounded by national and local businesses
- Excellent visibility + easy arterial access
- On-site parking with functional lot layout
- Versatile for industrial, trade, or hybrid use
- Perfect for expansion, relocation, or new ventures



TRACY WATERS

Vice President
850.545.2282
twaters@teampcg.com

PREMIER COMMERCIAL GROUP

Tallahassee, FL 32303
4708 Capital Circle NW
850.933.5899 | teampcg.com

3485 S MONROE STREET, TALLAHASSEE, FL 32301
3485 S Monroe St, Tallahassee, FL 32301



LOCATION INFORMATION

Building Name	3485 S Monroe Street, Tallahassee, FL 32301
Street Address	3485 S Monroe St
City, State, Zip	Tallahassee, FL 32301
County	Leon
Side of the Street	East

BUILDING INFORMATION

Building Class	C
Tenancy	Single
Number of Floors	1
Year Built	1973
Number of Buildings	1

PROPERTY HIGHLIGHTS

- 8,856 SF industrial/office building
- Front area for showroom
- Loading dock and roll up door in rear
- Zoned C-2 for versatile use
- Strategic Tallahassee location

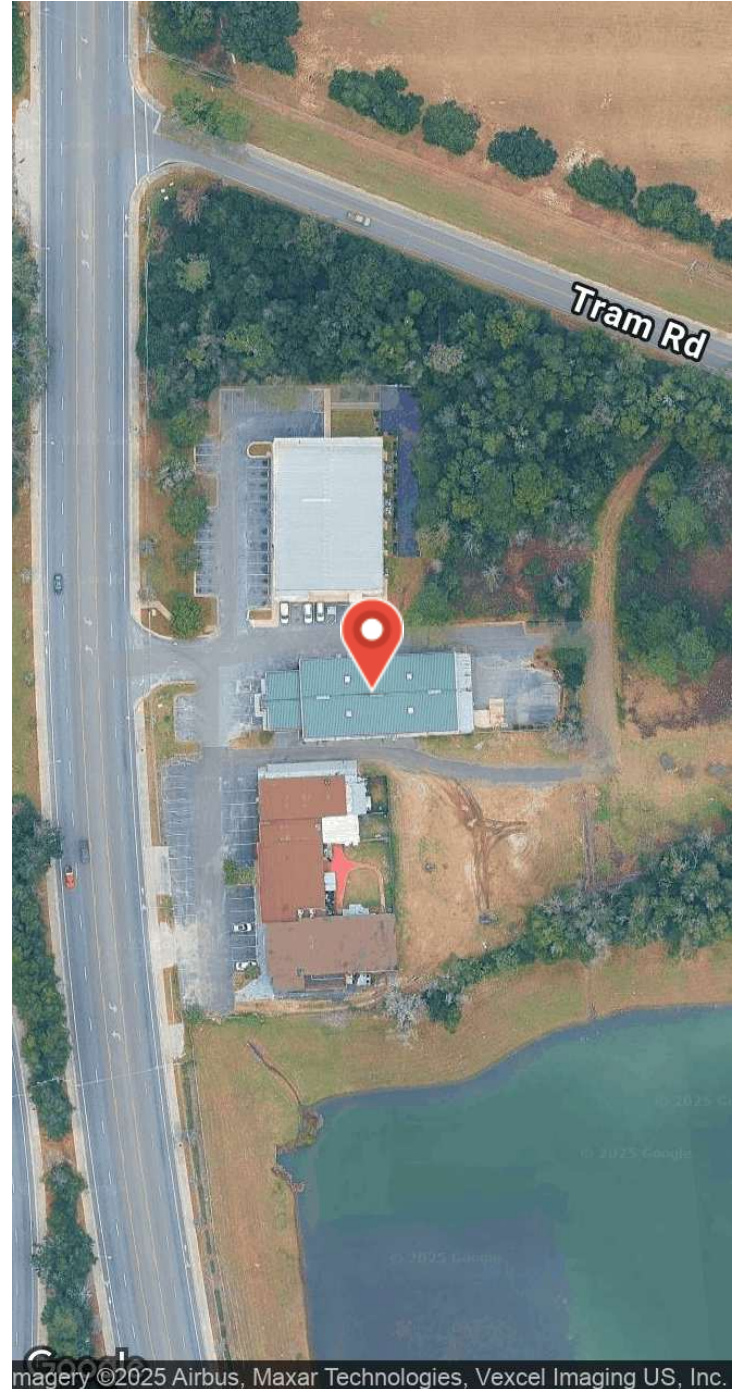
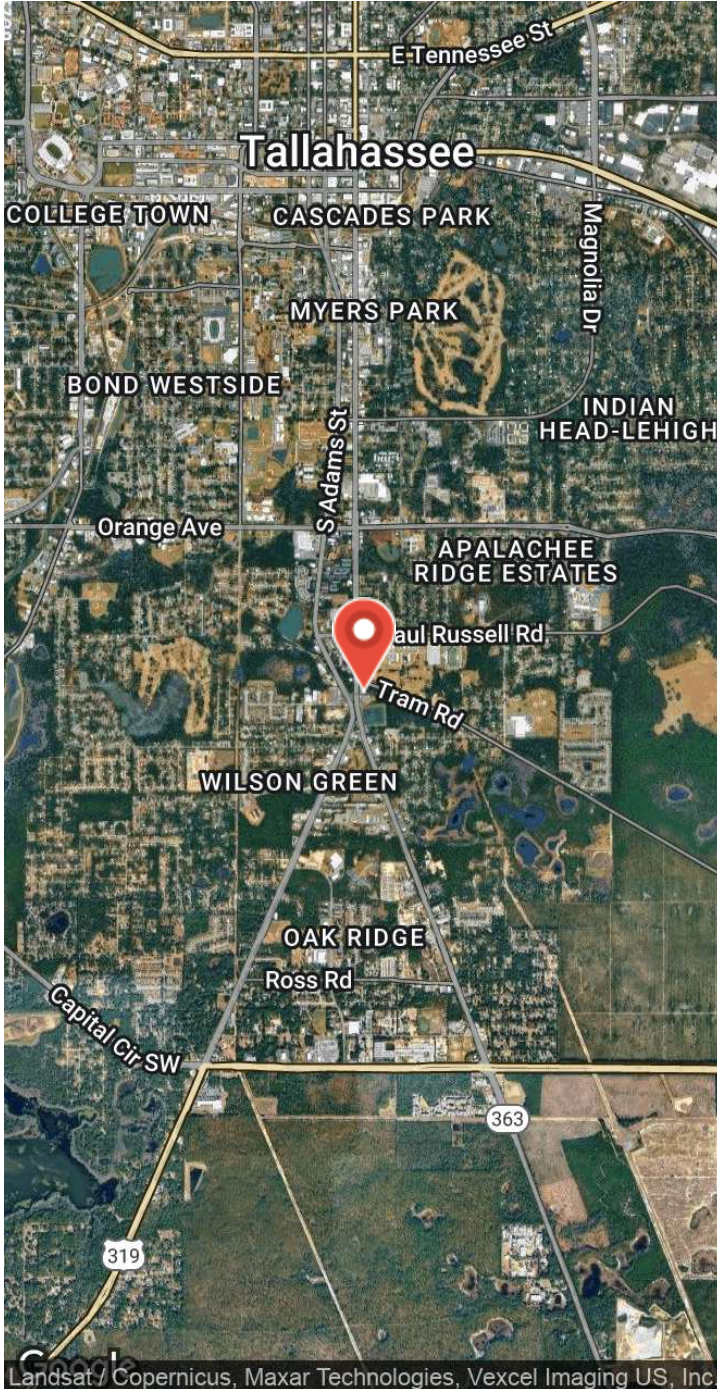
TRACY WATERS

Vice President
850.545.2282
twaters@teampcg.com

PREMIER COMMERCIAL GROUP

Tallahassee, FL 32303
4708 Capital Circle NW
850.933.5899 | teampcg.com

3485 S MONROE STREET, TALLAHASSEE, FL 32301
3485 S Monroe St, Tallahassee, FL 32301



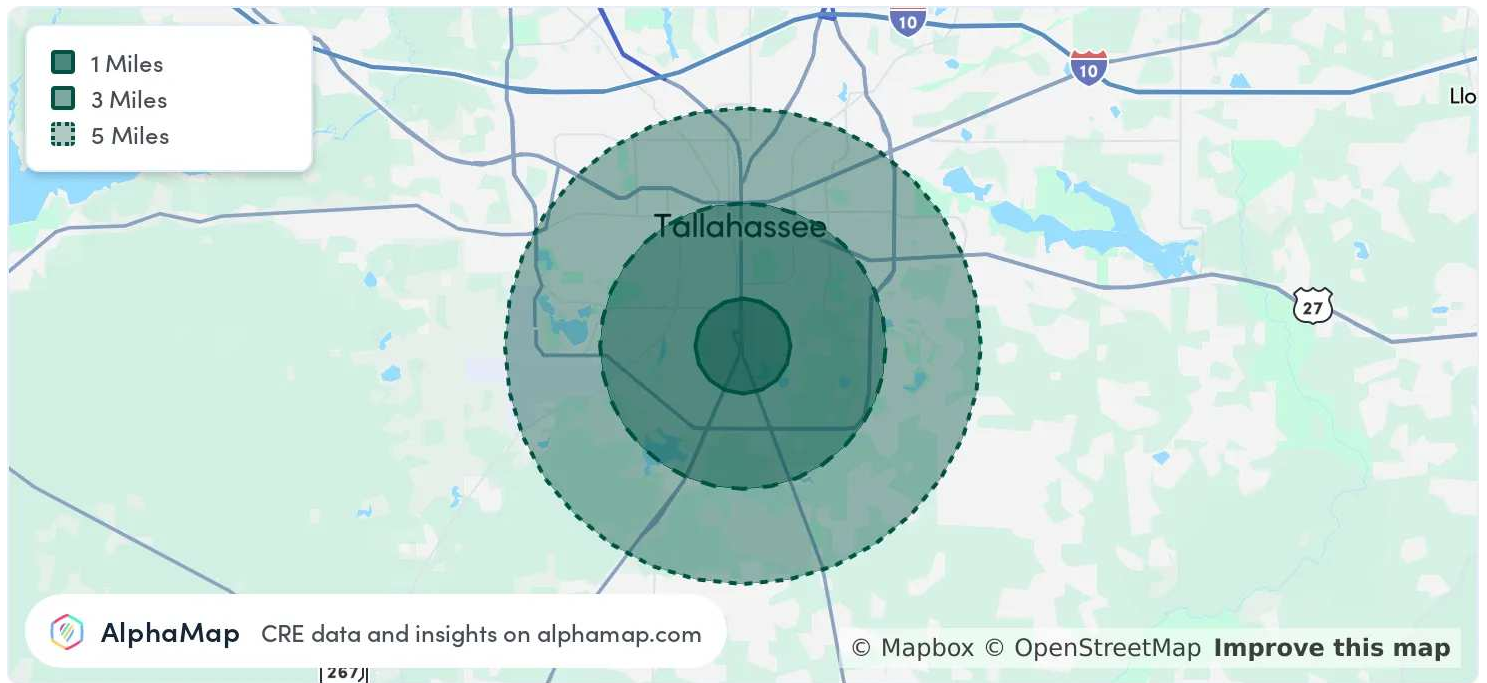
TRACY WATERS

Vice President
850.545.2282
twaters@teampcg.com

PREMIER COMMERCIAL GROUP

Tallahassee, FL 32303
4708 Capital Circle NW
850.933.5899 | teampcg.com

3485 S MONROE STREET, TALLAHASSEE, FL 32301
3485 S Monroe St, Tallahassee, FL 32301



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,204	54,605	128,567
Average Age	38	33	33
Average Age (Male)	36	32	33
Average Age (Female)	39	33	34

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,646	20,850	54,060
Persons per HH	2.3	2.6	2.4
Average HH Income	\$64,025	\$61,048	\$66,127
Average House Value	\$237,155	\$258,035	\$247,212
Per Capita Income	\$27,836	\$23,480	\$27,552

Map and demographics data derived from AlphaMap

TRACY WATERS
Vice President
850.545.2282
twaters@teampcg.com

PREMIER COMMERCIAL GROUP
Tallahassee, FL 32303
4708 Capital Circle NW
850.933.5899 | teampcg.com

3485 S MONROE STREET, TALLAHASSEE, FL 32301
3485 S Monroe St, Tallahassee, FL 32301



TRACY WATERS

Vice President

twaters@teampcg.com
Direct: **850.545.2282**

MEMBERSHIPS

CCIM - Certified Commercial Investment Member
NAR - National Association of Realtors

Premier Commercial Group
4708 Capital Circle NW
Tallahassee, FL 32303
850.933.5899
teampcg.com

TRACY WATERS

Vice President
850.545.2282
twaters@teampcg.com

PREMIER COMMERCIAL GROUP

Tallahassee, FL 32303
4708 Capital Circle NW
850.933.5899 | teampcg.com