



**COMMERCIAL REAL ESTATE**

**INDUSTRIAL/OFFICE BUILDING PROPERTY FOR  
LEASE**



**3358 Garber Dr**  
Tallahassee, FL 32303

**BRYAN CURETON**

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**TLG REAL ESTATE SERVICES**

3520 Thomasville Road, Suite 200  
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O: 850.385.6363



EXECUTIVE SUMMARY  
**3358 GARBER DR**  
 TALLAHASSEE, FL 32303



### OFFERING SUMMARY

<b>Available SF:</b>	6,440 SF
<b>Lease Rate:</b>	\$12.00 SF/yr. (NNN) + taxes and insurance
<b>Lot Size:</b>	1 Acre
<b>Building Size:</b>	6,440 SF
<b>Zoning:</b>	M-1 (Light Industrial) Enterprise Zone
<b>APN:</b>	21-20-20-682-0000

### PROPERTY OVERVIEW

This property includes a warehouse and creative office center. The warehouse portion is 4,520 SF that includes two 12X12 and two 8x8 roll-up doors. The warehouse ceiling height is 15'10" with a sink and restroom, fan, 3 phase power, 440 volts, and skylights. The creative office center portion is 1,880 SF heated and cooled with hardwood floors. It includes two offices, a full kitchen, and bath. The conference area is 20x24 with a sliding glass door that opens onto a deck.

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ADDITIONAL PHOTOS  
3358 GARBER DR  
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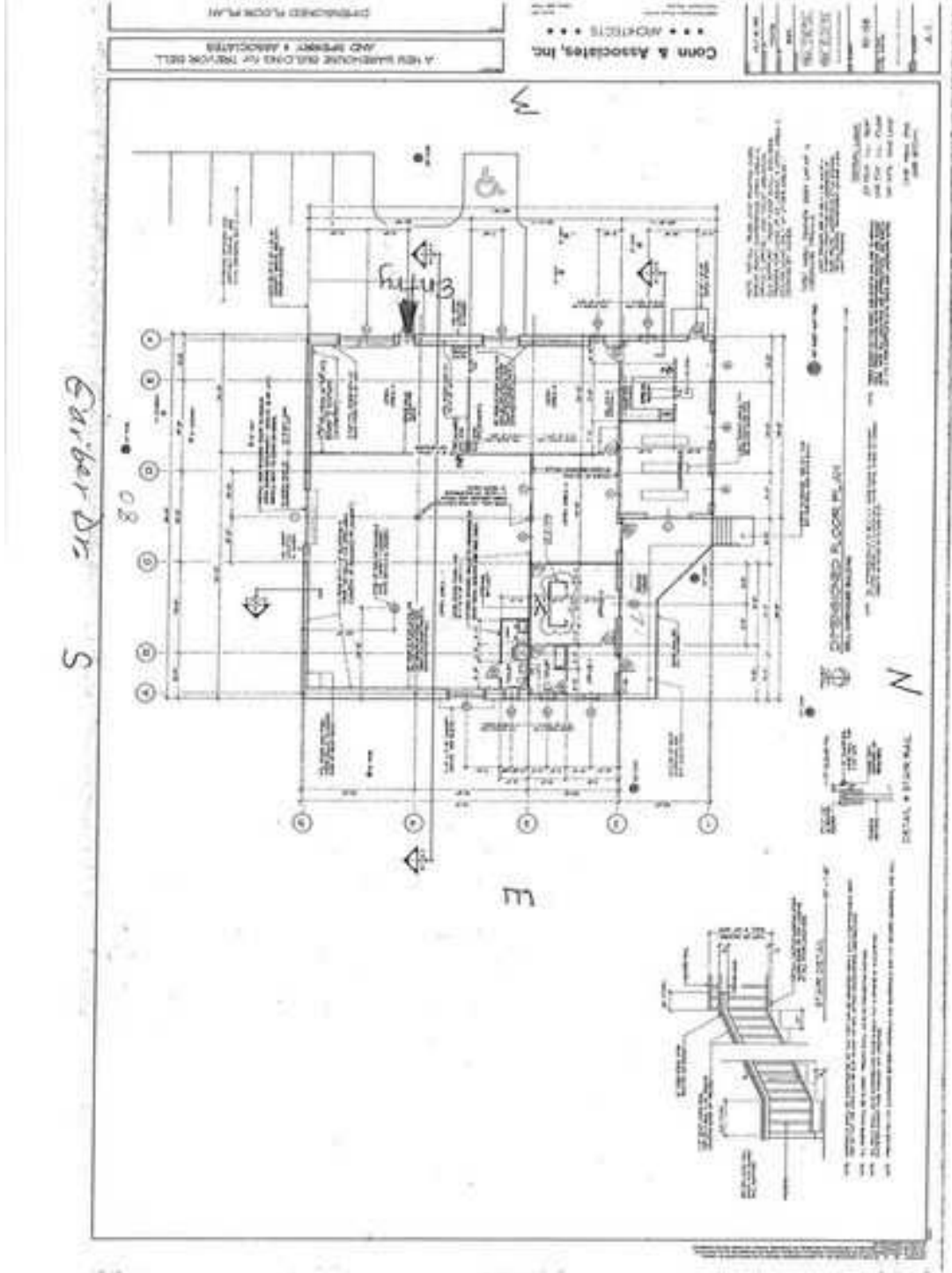
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FLOOR PLAN  
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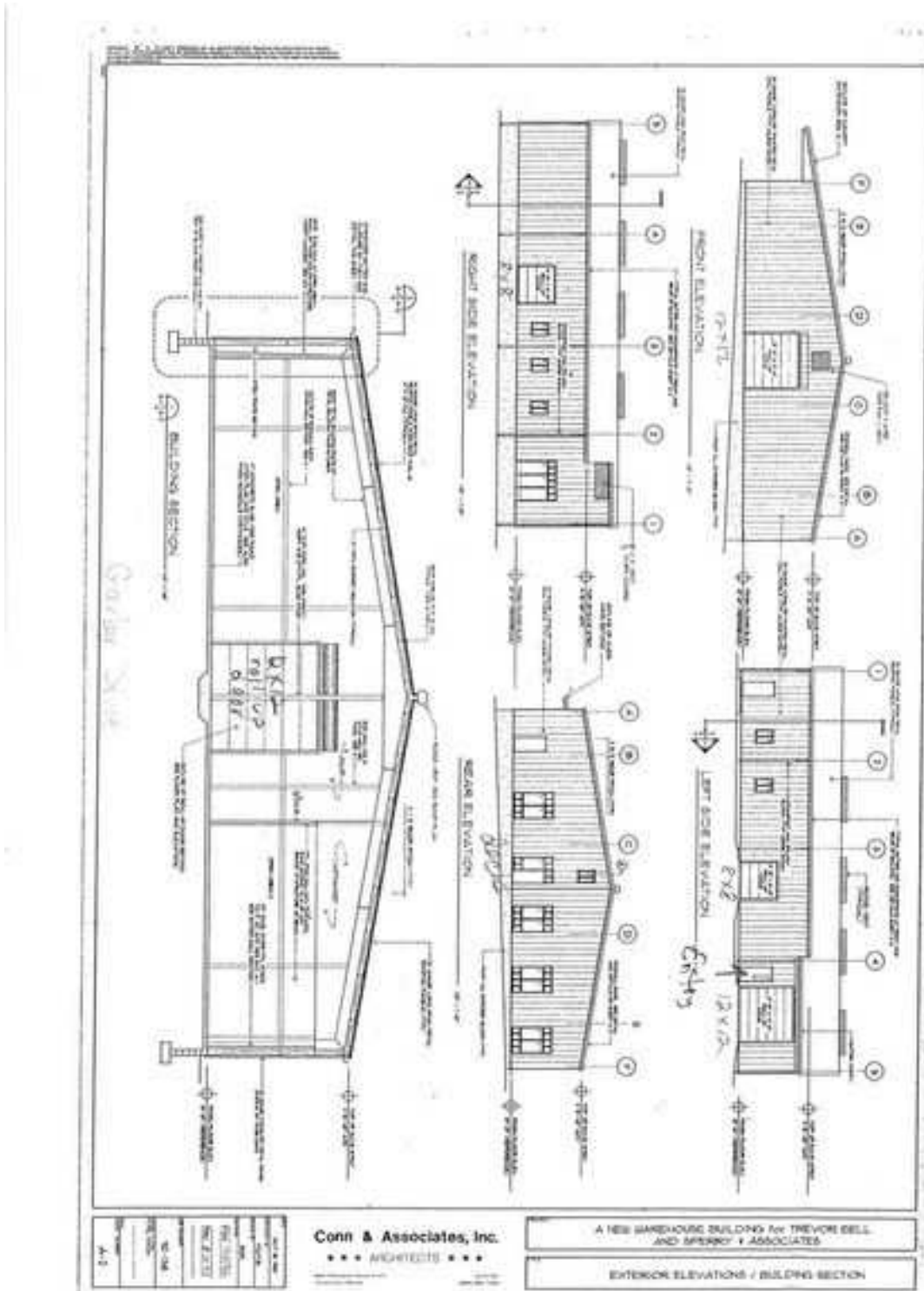
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BUILDING PLAN  
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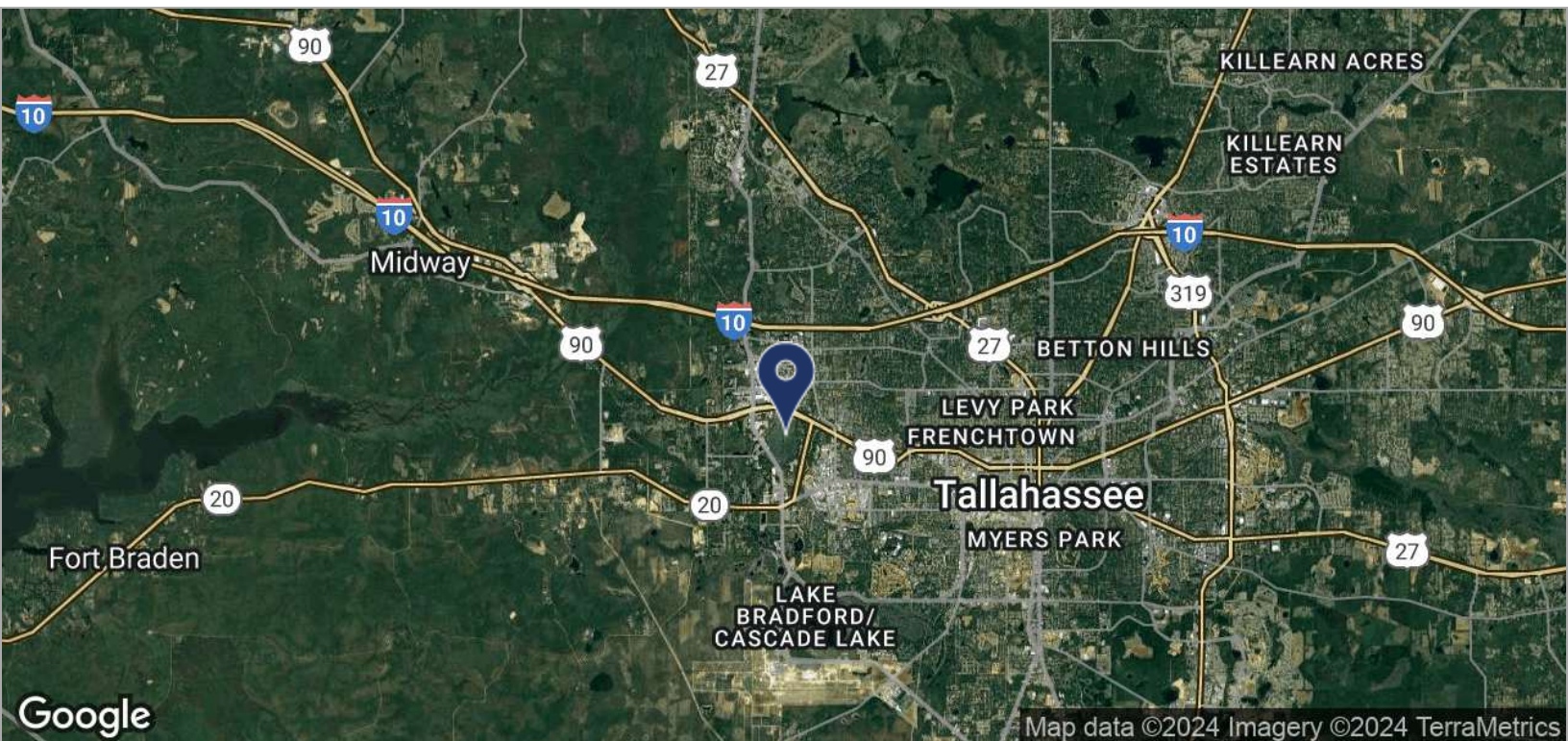
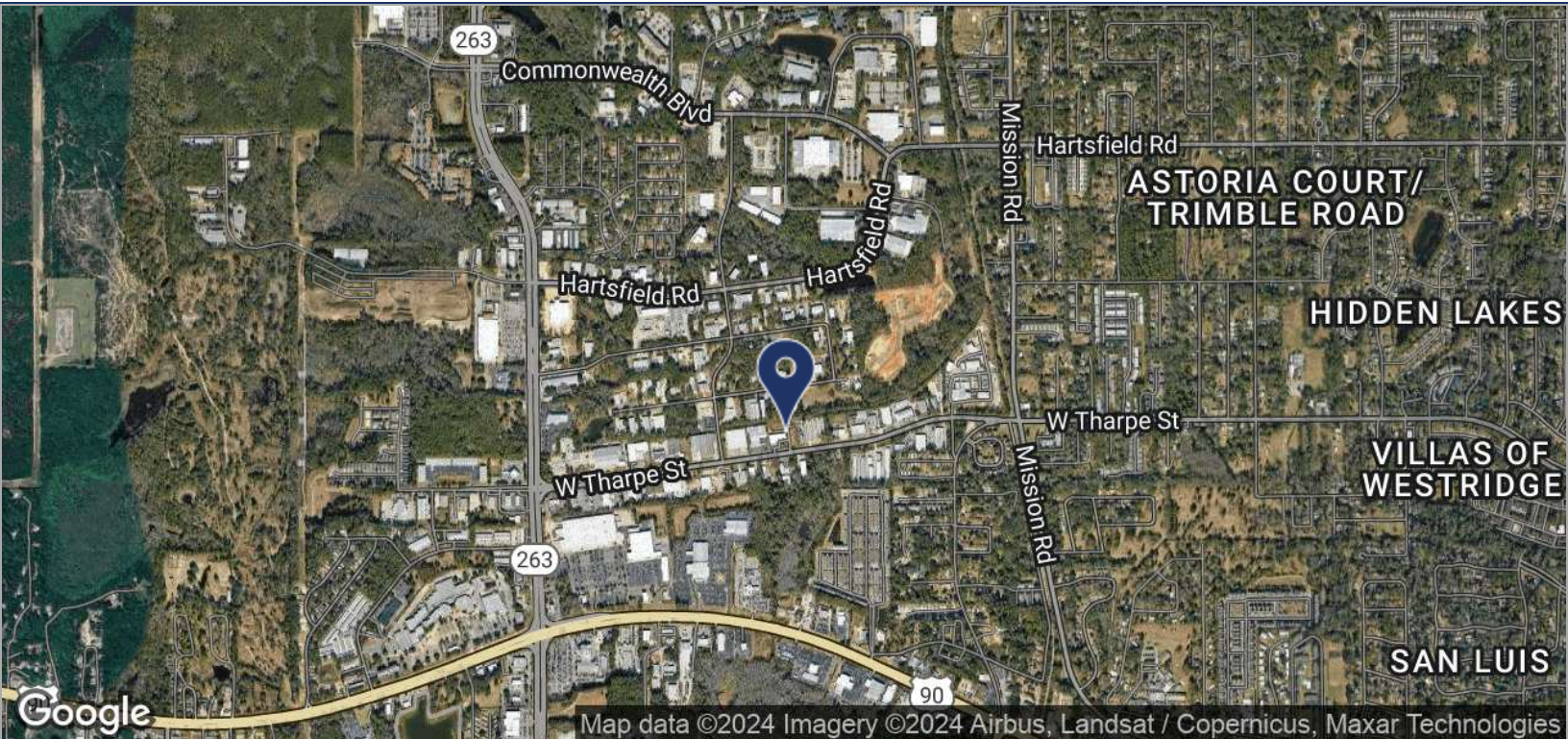
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LOCATION MAPS  
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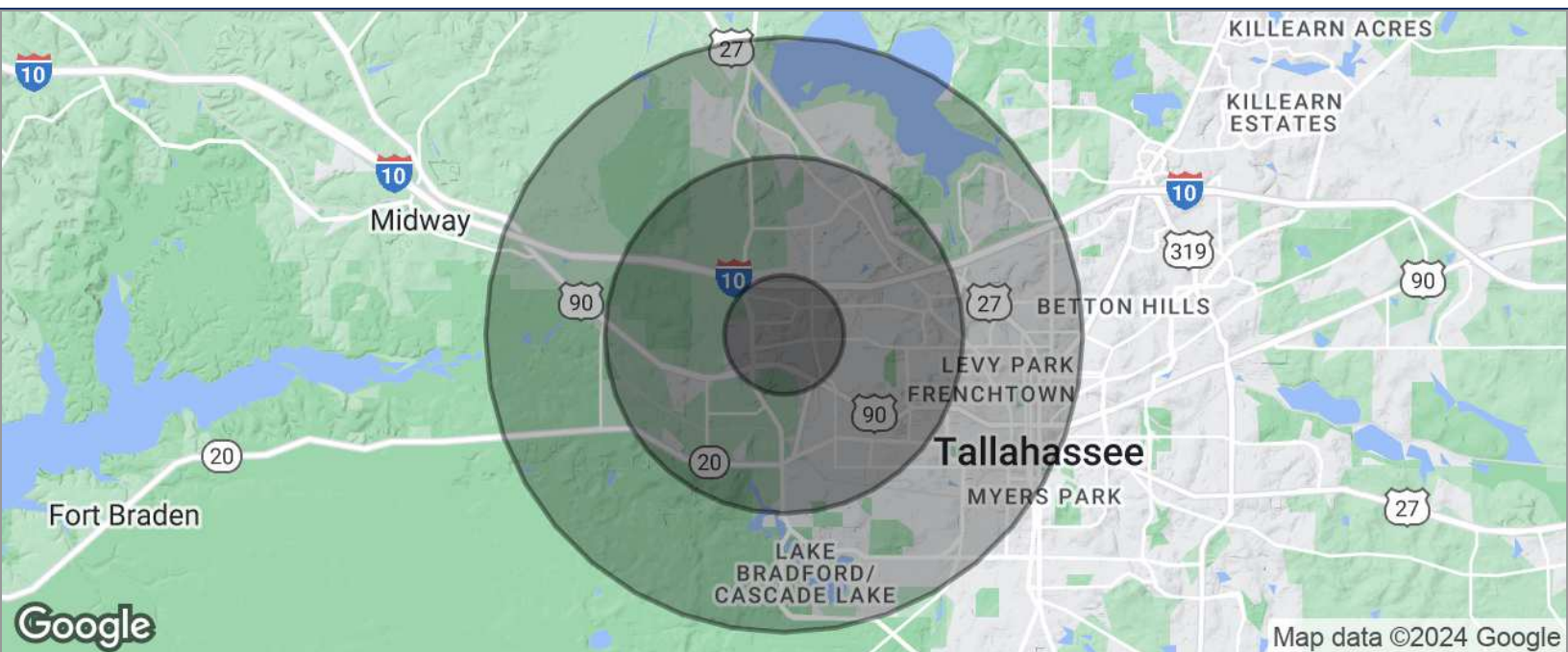
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DEMOGRAPHICS MAP  
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### POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,117	51,369	118,605
MEDIAN AGE	24.8	25.1	26.4
MEDIAN AGE (MALE)	24.9	25.2	26.4
MEDIAN AGE (FEMALE)	24.6	24.9	26.3

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,837	20,250	45,766
# OF PERSONS PER HH	2.5	2.5	2.6
AVERAGE HH INCOME	\$40,379	\$38,996	\$39,456
AVERAGE HOUSE VALUE	\$136,971	\$156,430	\$156,637

\* Demographic data derived from 2020 ACS - US Census

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