

FOR LEASE

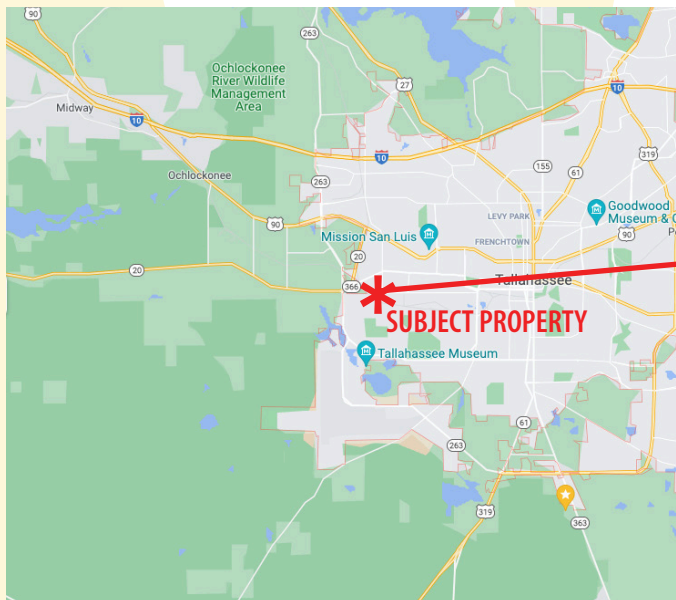
THE **WILLIAMS** GROUP
commercial real estate services

4.056 Acres Industrial Land for IOS

Yulee Street at Jackson Bluff Road, Tallahassee, FL

- >> Parcel ID: 4104202380000 & 4104202080000
- >> Zoning: M-1- light industrial
OPPORTUNITY ZONE & HUB ZONE
Up to 200,000 sq ft of floor area allowed for storage
- >> No wetlands, no flood zones, mostly fenced
- >> Possibility to purchase up to 4 acres of capacity from adjacent stormwater pond, eliminating need for on-site stormwater pond
- >> Solar with net metering in place, 3 phase power already on site
- >> 4.0 miles from Tallahassee International Airport
3.8 miles from downtown Tallahassee and State Capitol
4.2 miles to I-10 (exit 196) via Capital Circle (Truck Route)

>> **Call for lease rates**



For more information contact :
Johanna W Money

PO Box 2068 Tallahassee, FL 32316 // p 850.545.1674 // f 850.224.1790 // johanna@williamsgroupcre.com

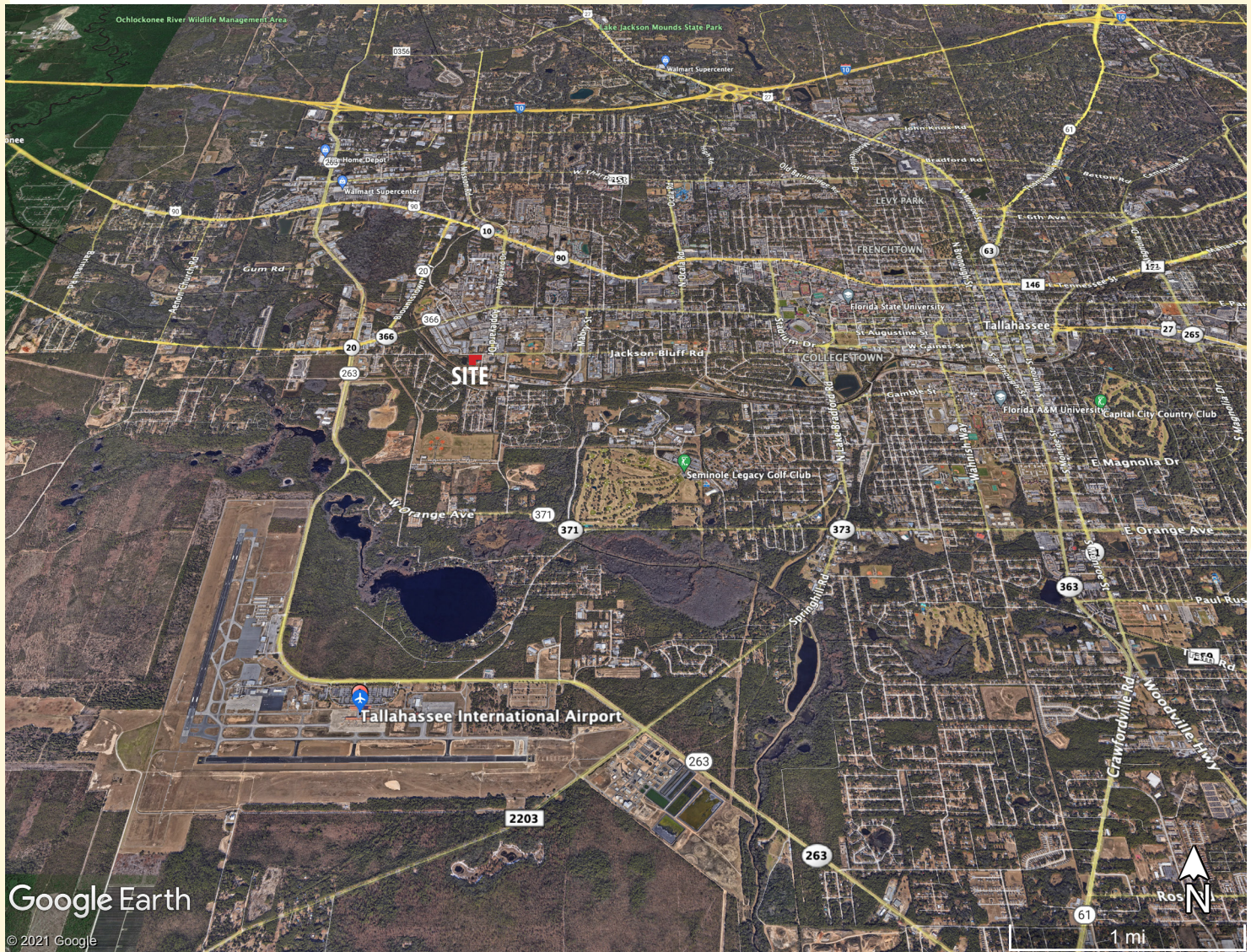
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:::Location:::



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