

Warehouse

FOR LEASE



4708
CAPITAL
CIRCLE
NW

4708 Capital Circle NW, Tallahassee, FL 32303

JAVIER MASFERRER

850.980.4222

jmasferrer@teampcg.com





OFFERING SUMMARY

Lease Rate:	\$3.75 SF/yr (Gross)
Building Size:	11,000 SF
Available SF:	8,000 SF

PROPERTY OVERVIEW

- 3.75\$ per sf (Min 5 year lease)
- Gross lease
- Landlord pays for utilities, lawn care, property tax, and building insurance
- Tenant responsible for janitorial and other maintenance aside from lawn care

PROPERTY HIGHLIGHTS

- HALF ACRE YARD AREA
- 28 FT CEILINGS WITH
- OVERHEAD CRANES INSTALLED AND IN PLACE
- SIX ROLL UP DOORS INSTALLED
- ACCESS TO LOADING DOCKS
- NEAR I-10 AND HIGHWAY 27

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FOR SALE

Sale Price:	\$699,000
Building Size:	8,000 SF
Price/SF:	\$87.38

PROPERTY HIGHLIGHTS:

- 8,000 SF
- Half acre yard area
- 28 ft ceilings with overhead cranes installed and in place
- Six roll up doors installed
- Access to loading docks
- Near I-10 and highway 27

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Google

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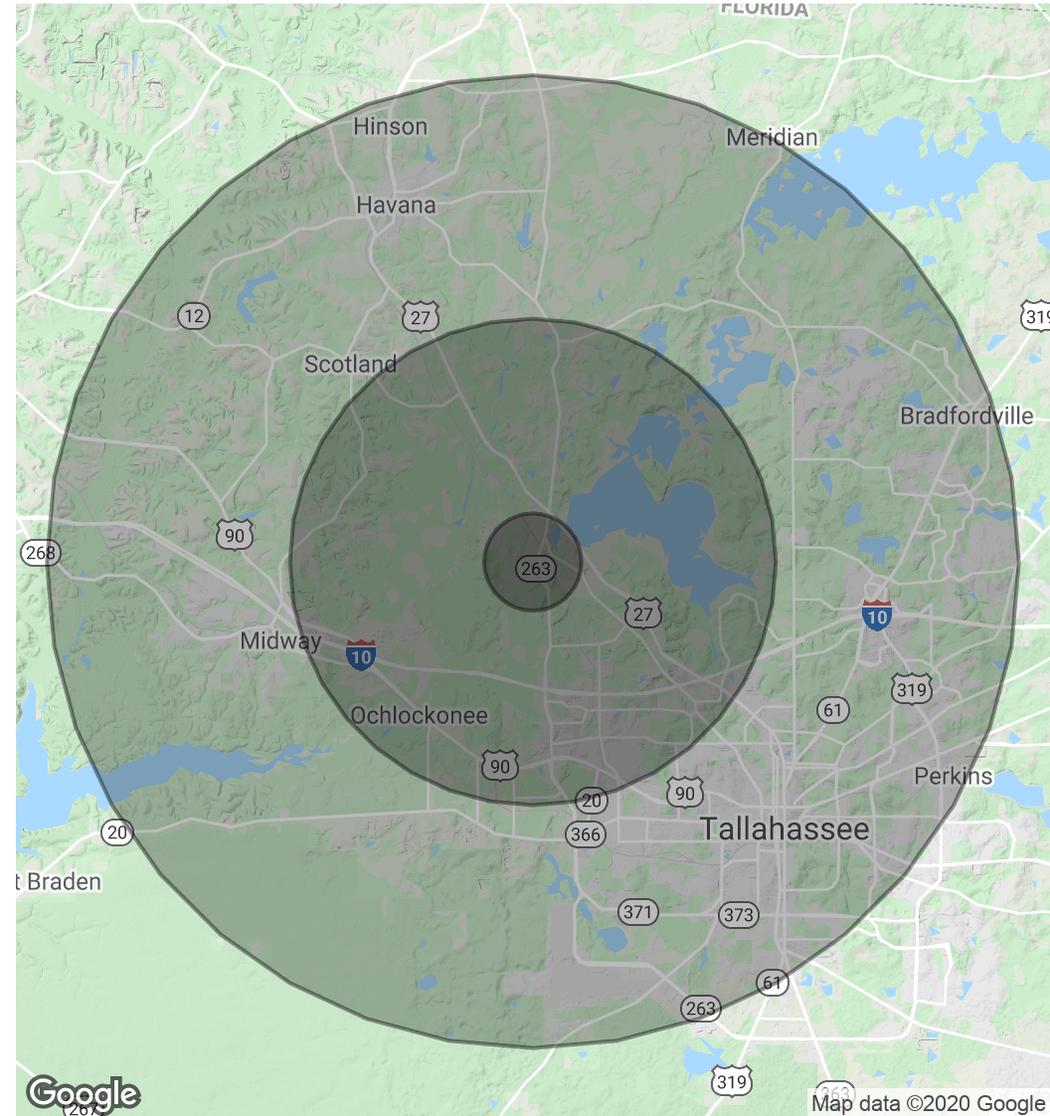
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,065	48,419	200,241
Average age	34.6	29.3	31.2
Average age (Male)	33.6	28.7	30.8
Average age (Female)	36.0	29.8	31.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	815	19,284	80,776
# of persons per HH	2.5	2.5	2.5
Average HH income	\$74,043	\$52,856	\$55,071
Average house value		\$171,383	\$257,424

* Demographic data derived from 2010 US Census



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