

WAREHOUSE WITH OFFICE & YARD SPACE FOR SALE or LEASE



**COLDWELL BANKER
COMMERCIAL**
HARTUNG



4447 ENTREPOT BLVD TALLAHASSEE, FL 32310

Showing Instructions

Showing Instructions:
Vacant-Appointment Only

CHIP HARTUNG CCIM, SIOR

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850-980-4007 m

chip@cbhartung.com email

cbhartung.com website

| | |
|-------------------|--------------------|
| <i>SALE PRICE</i> | <i>\$2,500,000</i> |
|-------------------|--------------------|

| | |
|-------------------|-------------------------|
| <i>LEASE RATE</i> | <i>\$12,000 P/MONTH</i> |
|-------------------|-------------------------|

| | |
|-------------------|-------------------|
| <i>LEASE TYPE</i> | <i>TRIPLE NET</i> |
|-------------------|-------------------|

| | |
|----------------|------------------|
| <i>ACREAGE</i> | <i>1.8 ACRES</i> |
|----------------|------------------|

| | |
|------------------------------------|-----------------|
| <i>Office & Administration</i> | <i>1,320 SF</i> |
|------------------------------------|-----------------|

| | |
|---------------------------------|-----------------|
| <i>Cold Storage / Warehouse</i> | <i>7,131 SF</i> |
|---------------------------------|-----------------|

| | |
|--------------------------------------|-----------------|
| <i>Truck Loading/Receiving Docks</i> | <i>2,092 SF</i> |
|--------------------------------------|-----------------|

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OVERVIEW



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LOCATED IN AIRPORT INDUSTRIAL PARK... This property is comprised of two (2) buildings: office & administration space and climate-controlled warehouse/cold storage with loading docks and receiving/packing areas. The cold storage areas were constructed in 1987, 2005 and 2016 and have a gross building/net leasable area of 7, 131 SF. The freestanding office building is 1,320 SF, built in 1995. Freezer storage is 5,751 SF with double racking. Cold storage is 1,380 SF/ Refrigerated or Freezer. Additional site improvements include: 34 paved parking spaces, 20.± electrical charging stations (30-50 amp) and total perimeter chain-link fencing (with barbed wire), outdoor security lighting, pole lighting, security cameras and electric motion sensors. Overall, the improvements are well maintained and in good physical condition.

EASEMENT: property contains a perpetual easement and right of way for cell tower.

Building Information

| | |
|-----------------------|---------------------|
| Building Class | B |
| Built | 1987/1995/2005/2016 |
| Docks/Levelers | 3/2 |
| Eave Height | 19'+- |
| Apex Height Warehouse | 23' |

Location Information

| | |
|-------------------------|----------------------------|
| Street Address | 4447 Entrepot Blvd |
| City, State, Zip | Tallahassee, FL 32310 |
| County | Leon |
| Cross Streets | Just off Capital Circle SW |
| Market Area | SW Tallahassee |
| District | Industrial/Warehouse |
| Distance to TLH Airport | Approx. 1.5 miles |
| Distance I-10/CCNW | Approx. 6 miles |

Property Information

| | |
|---------------------|------------------------|
| Property Size | 1.8 Acres |
| Property Type | Cold Storage/Warehouse |
| Current Use | Warehouse Distribution |
| Subtype | 1-Story Distribution |
| Fencing | Perimeter chain-link |
| Signage | Street Signage |
| Parcel ID# | #411550 A0071 |
| Property Taxes | \$14,468.20 (2025) |
| Insurance (current) | \$8,500 |
| Zoning | M-1 Light Industrial |
| Traffic Count | 17,400 cars daily |
| Traffic Street | Capital Circle SW |

Parking

| |
|---|
| 30 Paved parking spaces |
| 20+- electrical charging stations (30-50 amp) |

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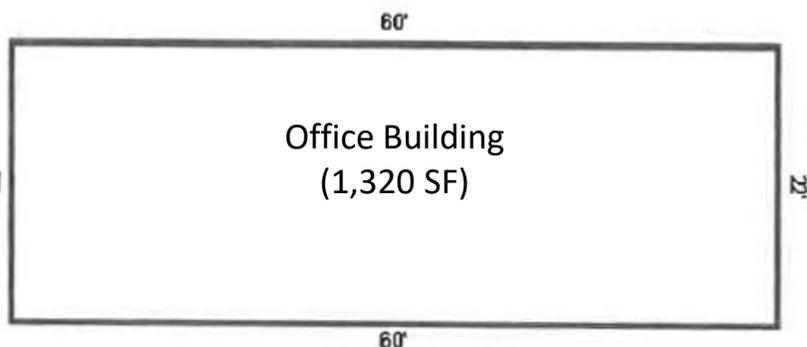
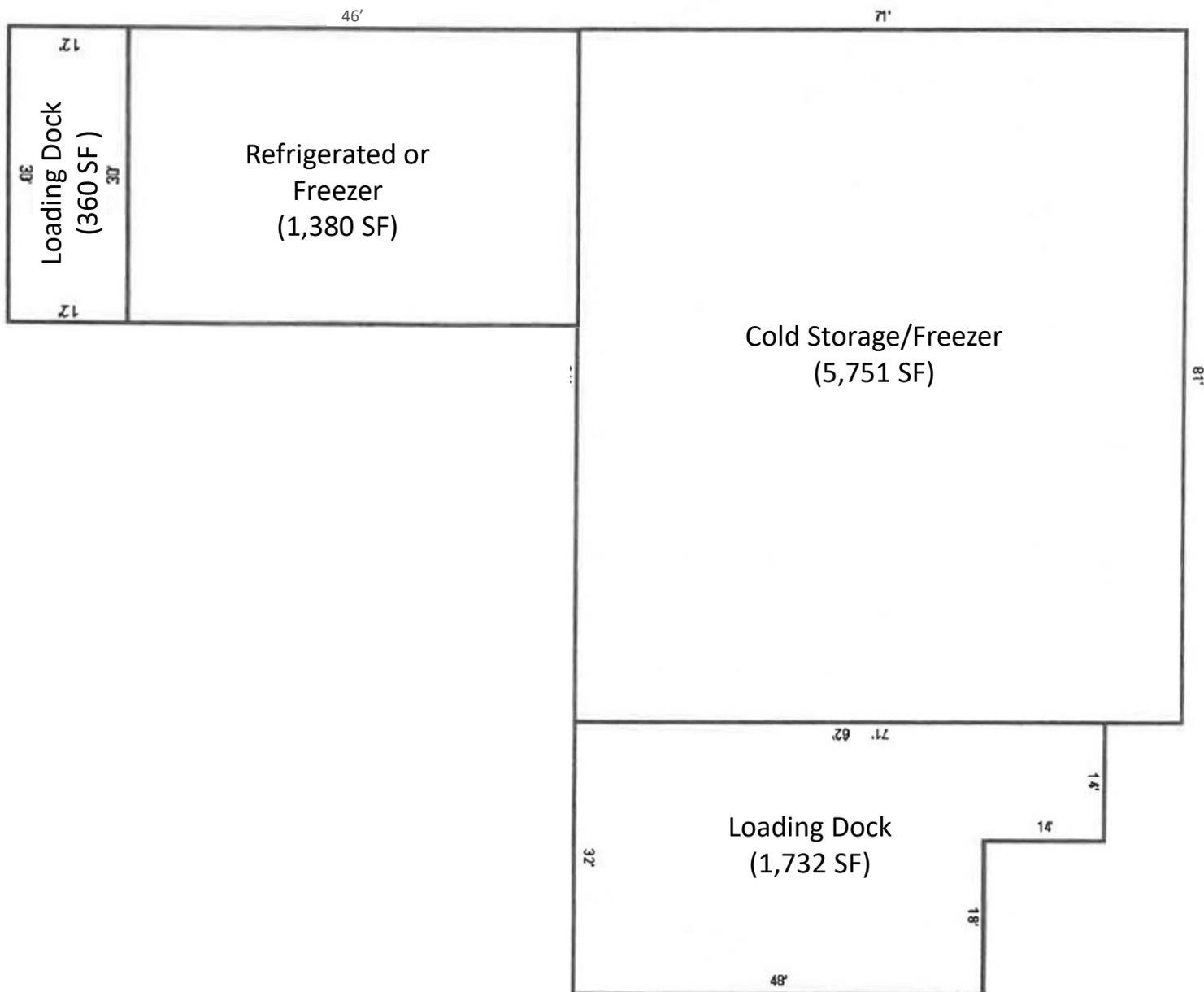
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BUILDING SKETCHES



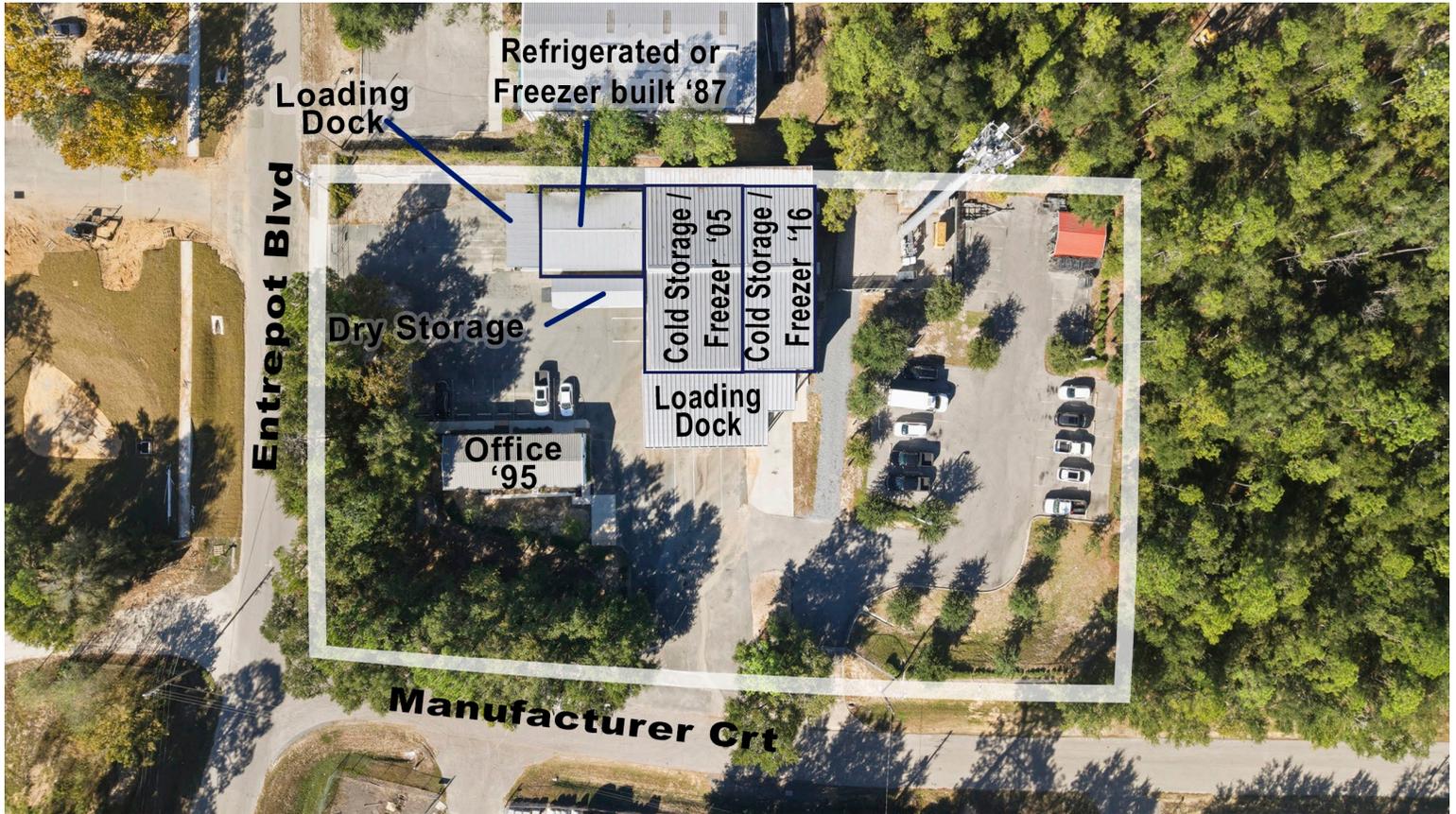
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PROPERTY LAYOUT



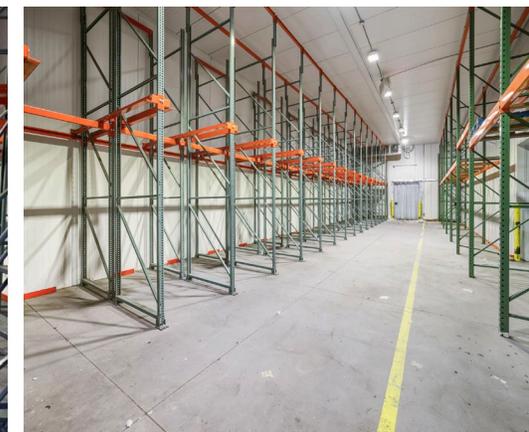
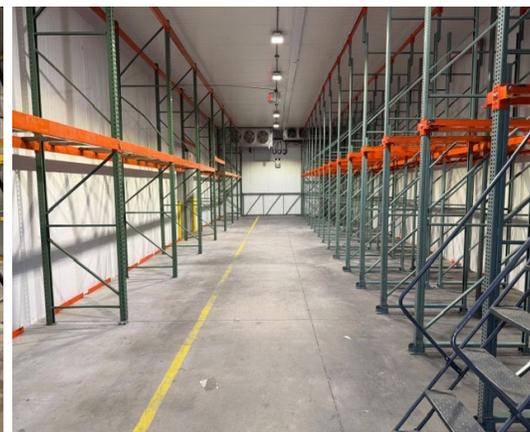
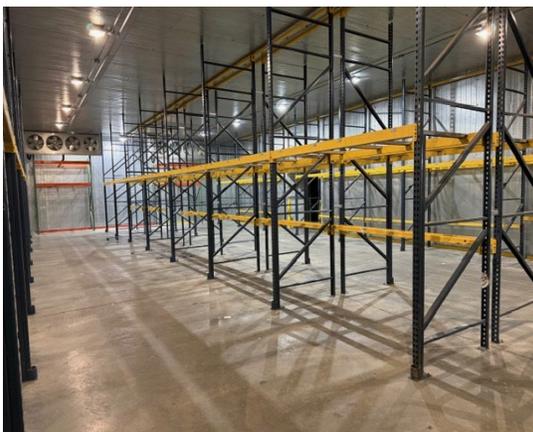
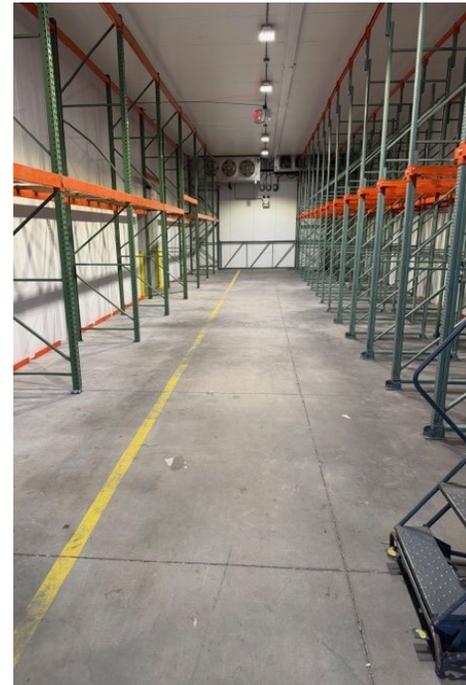
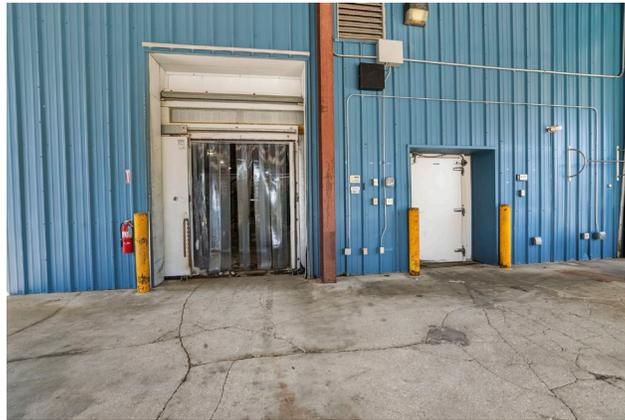
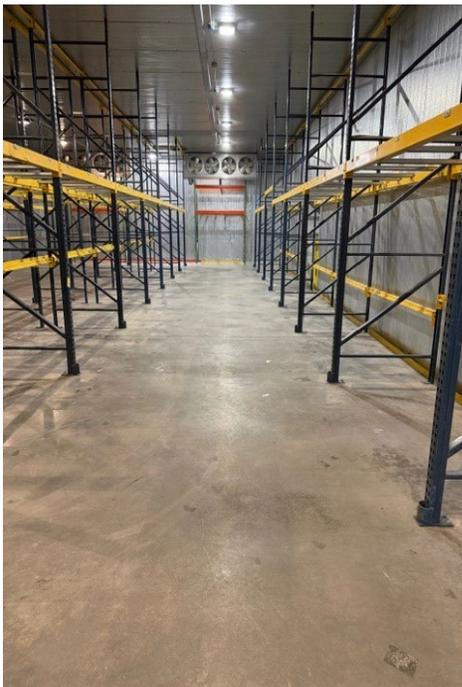
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FREEZER STORAGE



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COLD STORAGE OR FREEZER



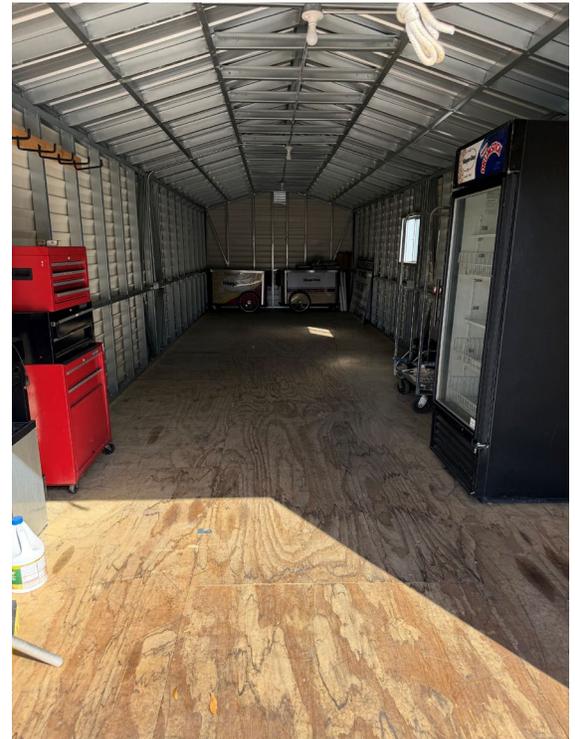
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PARKING & ADDITIONAL STORAGE



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AERIAL



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OFFICE IMAGES



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INTERIOR IMAGES



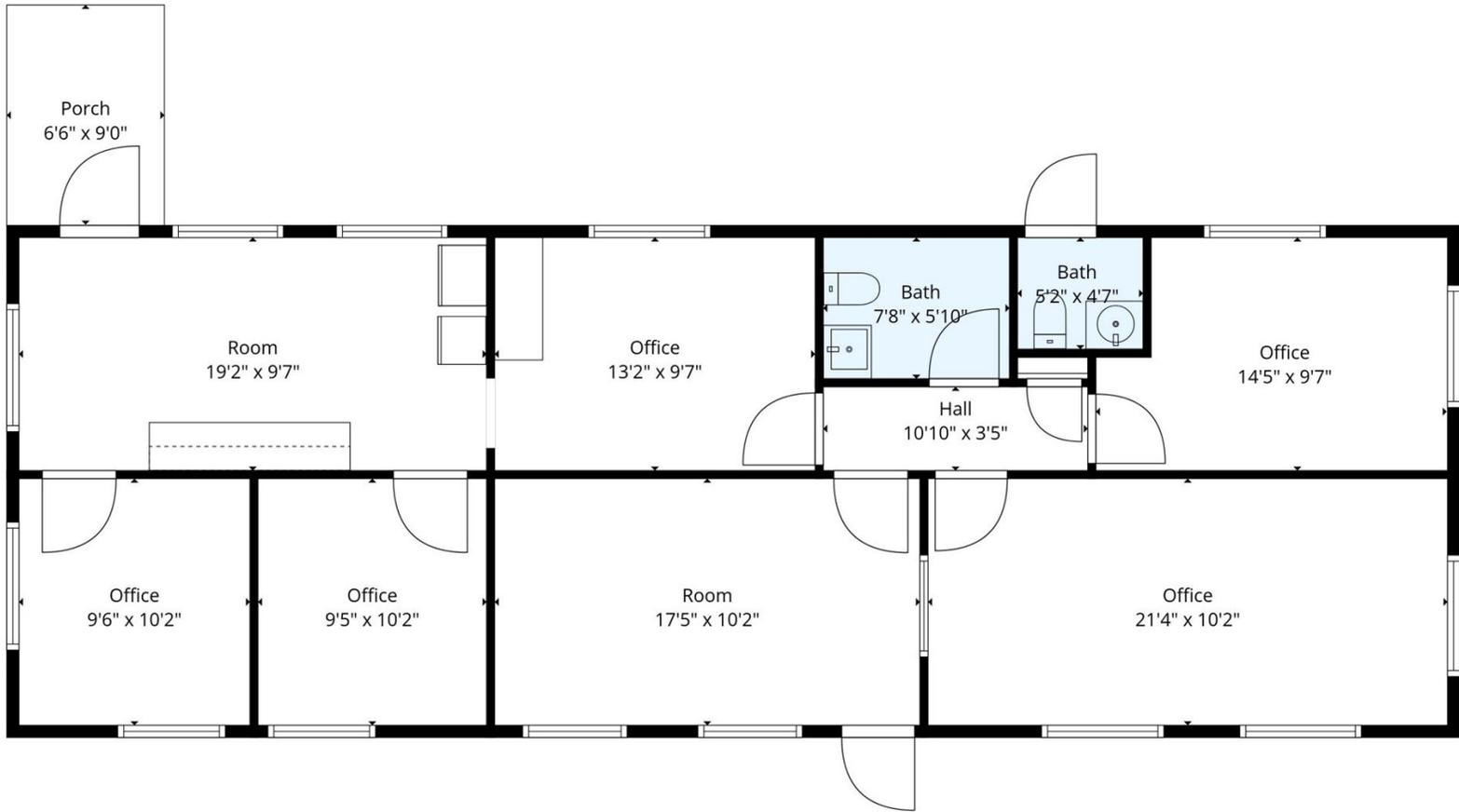
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OFFICE FLOOR PLAN



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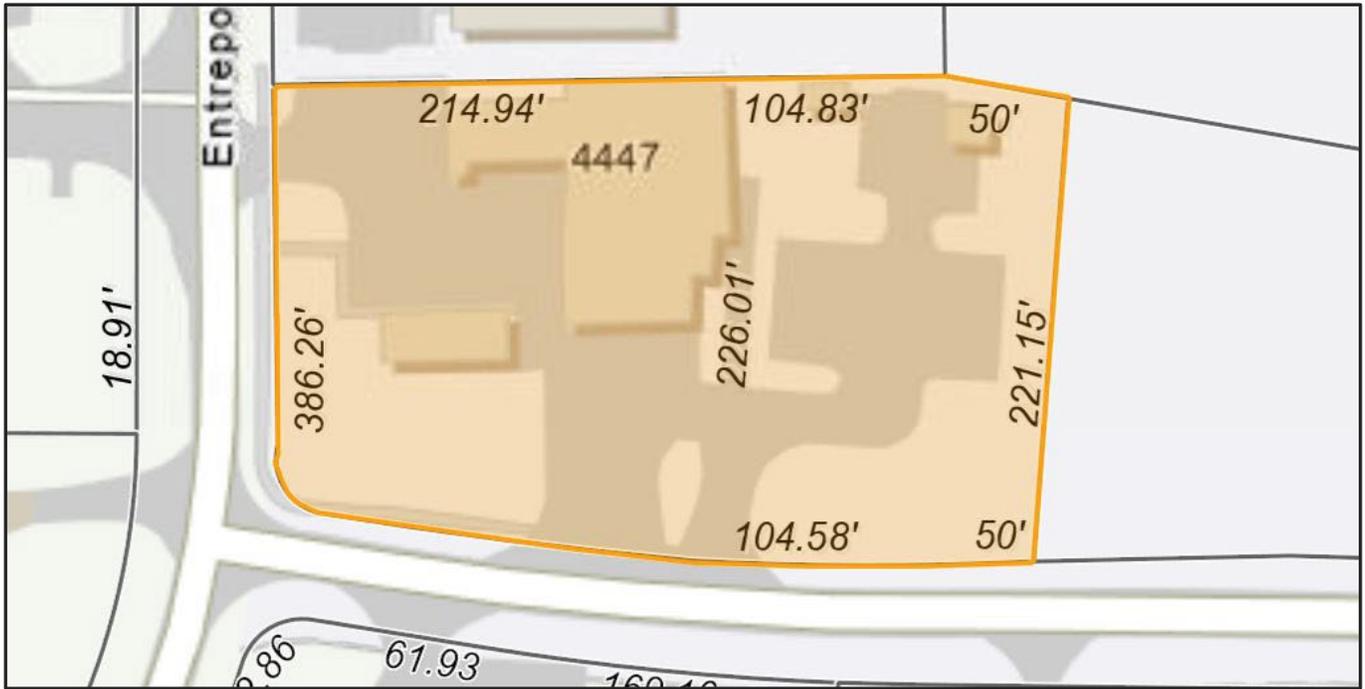


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GIS MAPS



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LOCATION MAP



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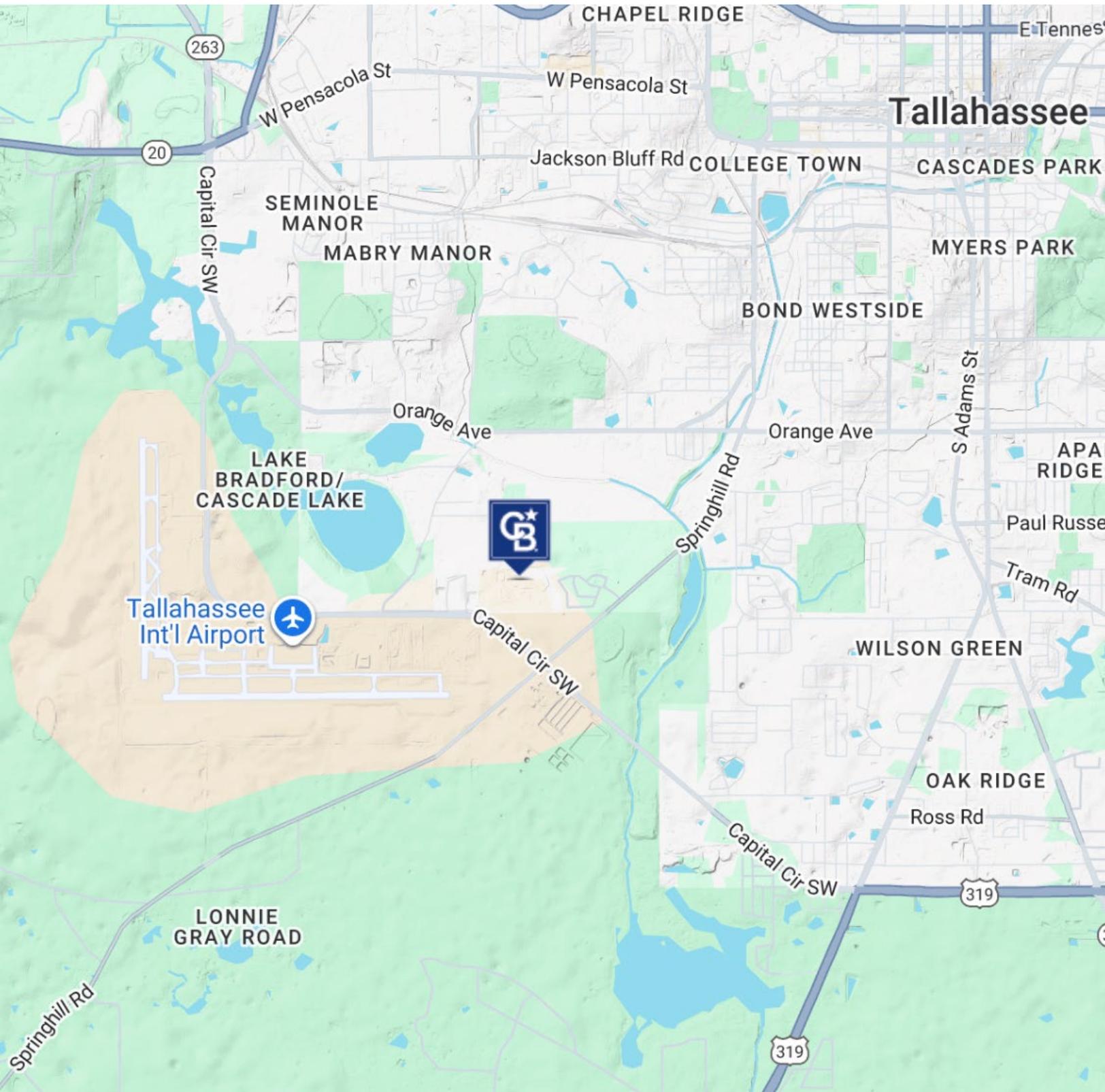
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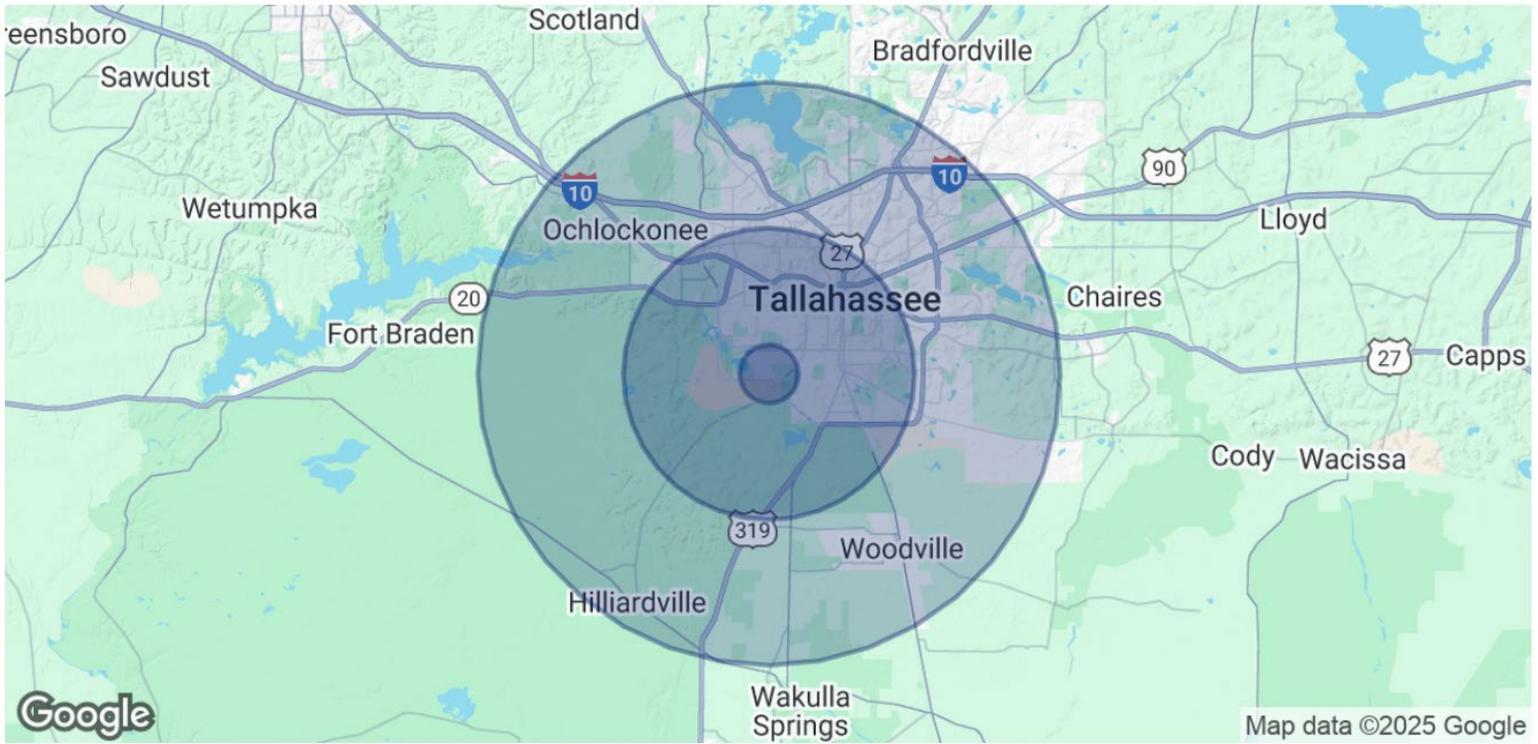
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DEMOGRAPHICS



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| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|--------------------------------|---------------|----------------|-----------------|
| Total Population | 1,122 | 112,758 | 234,311 |
| Average Age | 40 | 32 | 36 |
| Average Age (Male) | 39 | 31 | 35 |
| Average Age (Female) | 41 | 32 | 37 |
| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
| Total Households | 438 | 46,076 | 99,192 |
| # of Persons per HH | 2.6 | 2.4 | 2.4 |
| Average HH Income | \$62,874 | \$57,643 | \$78,910 |
| Average House Value | \$143,997 | \$227,817 | \$268,954 |

Demographics data derived from AlphaMap

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