

FOR LEASE

3941 W Pensacola St Tallahassee, FL 32304



OFFERING SUMMARY

Available SF:	16,592 SF
Lease Rate:	\$12.50 SF/yr (NNN)
Lot Size:	4.42 Acres
Year Built:	1985
Eave Height:	16'
Zoning:	M-1

PROPERTY OVERVIEW

Discover an exceptional industrial leasing opportunity at 3941 W Pensacola Street in Tallahassee, Florida. Situated on 4.42 acres, this secure, gated property offers a highly functional combination of warehouse, office, parking, and outdoor storage space suitable for a wide range of industrial users.

The building features a 16' eave height, eight grade-level doors of varying sizes, and approximately 1,748 SF of office space, providing flexibility for warehouse, distribution, service, contractor, and other industrial operations. The property's gated perimeter and controlled access provide added security for vehicles, equipment, and materials.

With 4.42 acres, the site provides ample room for vehicle and equipment parking or industrial outdoor storage, a significant advantage for users requiring substantial yard area in addition to building space.

Conveniently located along the West Pensacola Street corridor, 3941 W Pensacola Street offers excellent accessibility and a versatile combination of warehouse space, secure outdoor storage, and office area in the Tallahassee market.

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