

FOR SALE/LEASE

404 S Shelfer St Quincy, FL 32351

NAI TALCOR



Industrial | 26,354 SF

- For Lease or Sale
- 26354 sqft warehouse
- Ample office space - up to 10 offices
- 4 bathrooms
- 2 grade level doors
- 1 dock high door
- 1 drive in bay
- Located within minutes of I-10 interstate
- 2 acre yard +/-
- On Rail Road line

Sale Price: \$750,000

Lease Rate: \$4.00/SF NNN

OFFERING SUMMARY

SALE PRICE	\$750,000
AVAILABLE SF	26,354 SF
ZONING	Industrial
BUILDING SIZE	26,354 SF

AVAILABLE SPACES

Space	Lease Rate	Size (SF)
Warehouse - 404 Shelfer St. Quincy FL	\$4.00 SF/yr	26,354



Kee Elwell, CCIM
+1 850 509 5242
kee@talcor.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Rep-resentations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



NAI TALCOR

1018 Thomasville Road, Suite 200A
naitalc.com

EXTERIOR PHOTOS

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INTERIOR PHOTOS

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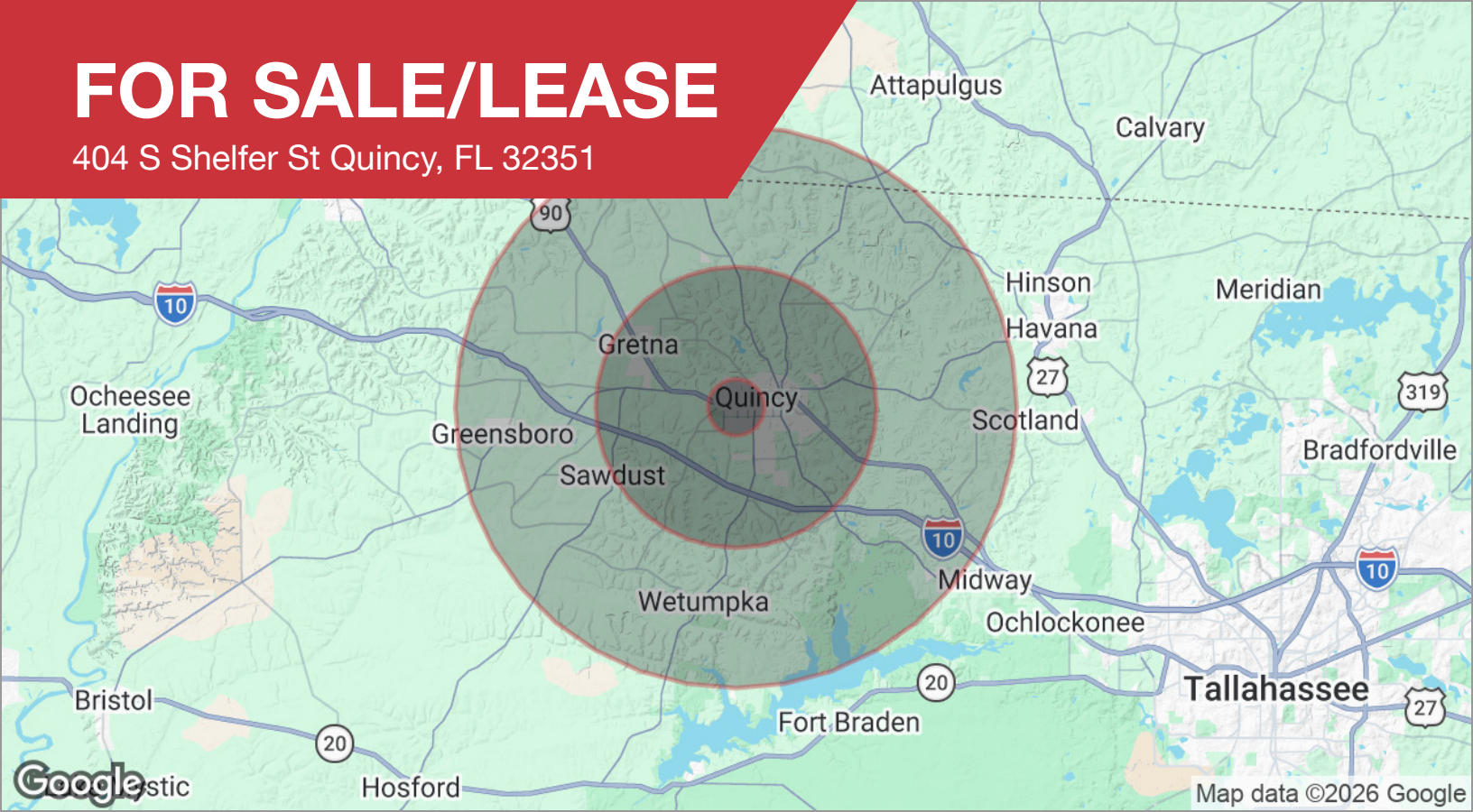
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DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,175	15,225	29,800
Median age	40.8	35.8	38.9
Median age (male)	34.4	34.2	38.1
Median age (Female)	48.6	37.7	39.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,148	5,679	12,669
# of persons per HH	1.9	2.7	2.4
Average HH income	\$31,526	\$39,695	\$43,682
Average house value	\$110,697	\$136,509	\$143,580

* Demographic data derived from 2020 ACS - US Census