

# FOR LEASE

3050 W Tharpe St Tallahassee, FL 32303

# NAI TALCOR



## Industrial | 5,000 - 20,000 SF

RECENTLY RENOVATED with Yard Spaces available! Located on W Tharpe St in an established commercial and industrial corridor, this 20,000sf Industrial Distribution warehouse boasts size ranges available from 5000 to 10,000sf.

Grade Level Loading and also Truck height loading.

Gated and Fenced Yard area.

Three Phase power is available

Convenient access to I-10 and US Hwy 90 via Capital Circle NW.

- Distribution Warehouse for Lease from 5000-10,000sf
- Fenced Yard Space and Truck Parking Available
- Truck High and Grade Level Loading
- 16ft eave height
- Three Phase Power Available
- Convenient to I-10 and the major arteries into Tallahassee

### OFFERING SUMMARY

<b>AVAILABLE SF</b>	5,000 - 20,000 SF
<b>LEASE RATE</b>	\$9 SF/yr (NNN)
<b>ZONING</b>	M-1
<b>BUILDING SIZE</b>	20,000 SF
<b>LOT SIZE</b>	34,504 SF

### AVAILABLE SPACES

Space	Lease Rate	Size (SF)
3050-2	\$9.00 SF/yr	5,000
3050-3	\$9.00 SF/yr	5,000

✉ **Alan Richardson**  
+1 850 545 2273  
alan@talcor.com

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**NAI TALCOR**

1018 Thomasville Road, Suite 200A  
naitalcor.com

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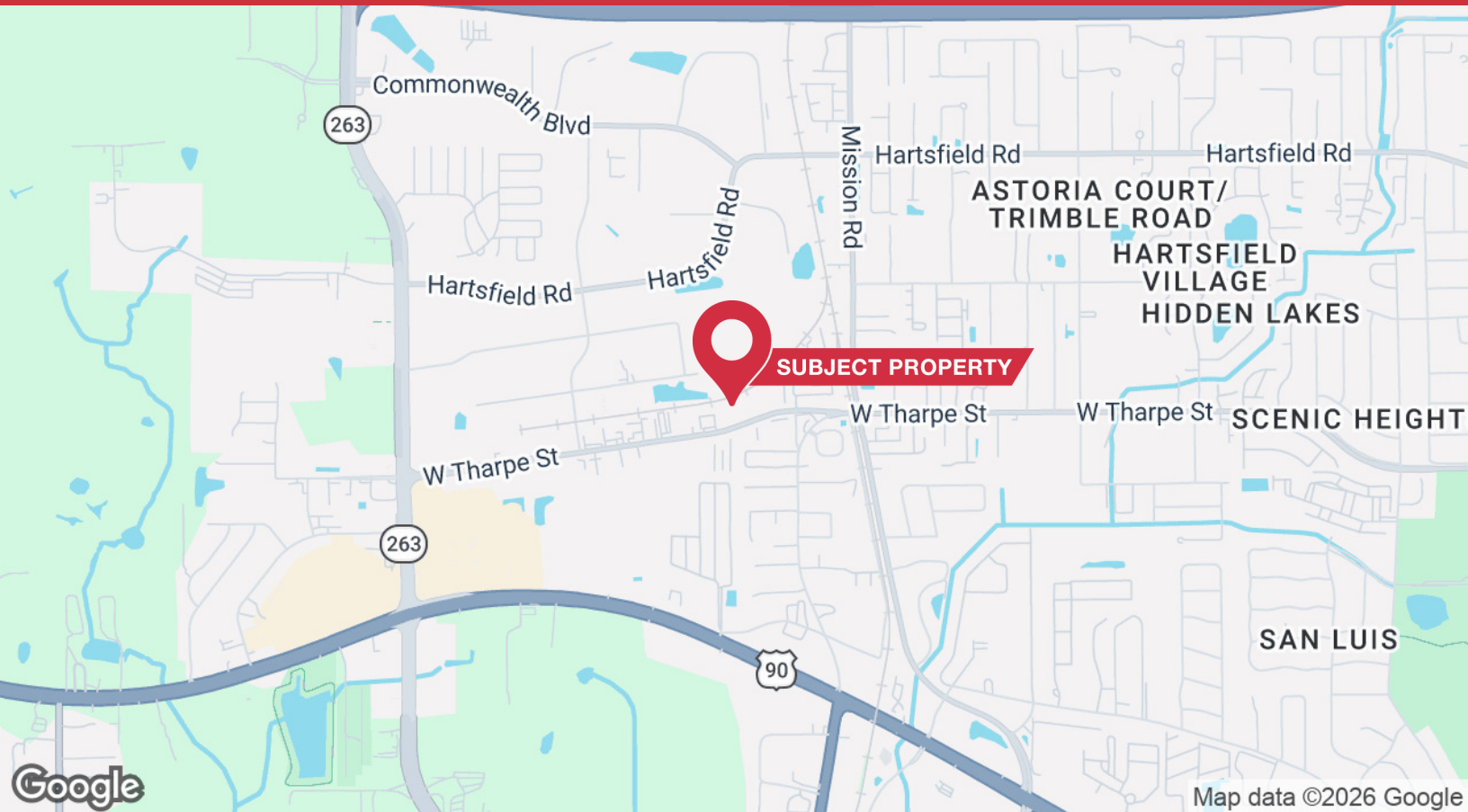
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**TALCOR**

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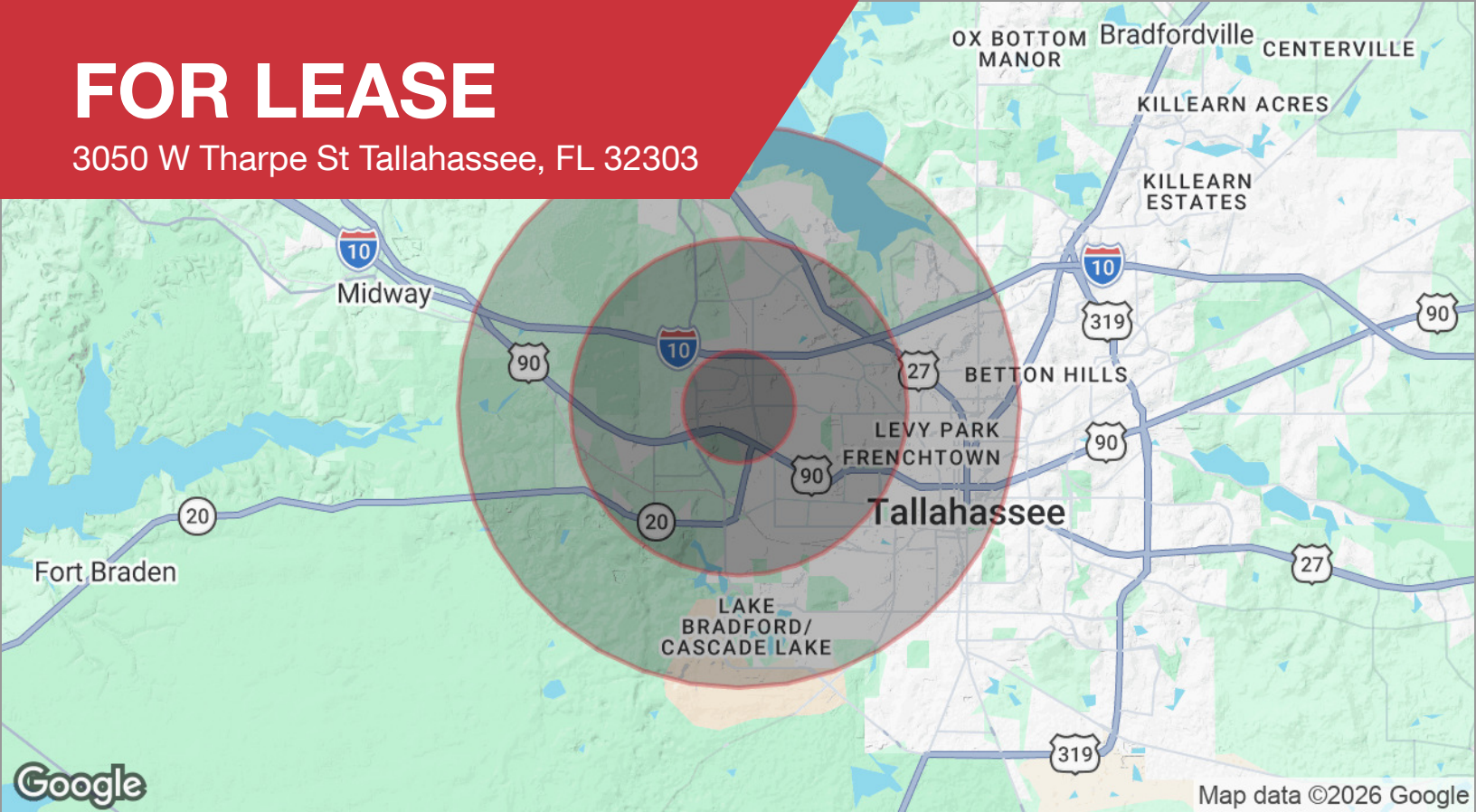
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**NATLALCOR**

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## DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,042	62,650	126,157
Median age	28.1	28.3	29.5
Median age (male)	29.2	28.3	29.8
Median age (Female)	25.4	28.3	30.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,571	27,217	50,727
# of persons per HH	2.3	2.3	2.5
Average HH income	\$53,728	\$57,069	\$66,970
Average house value	\$212,877	\$186,495	\$221,834

\* Demographic data derived from 2020 ACS - US Census