

FOR LEASE

THE **WILLIAMS** GROUP
commercial real estate services

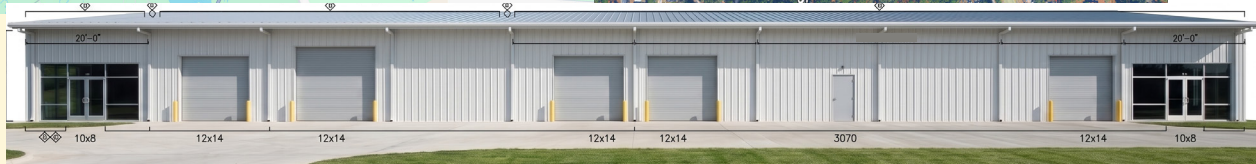
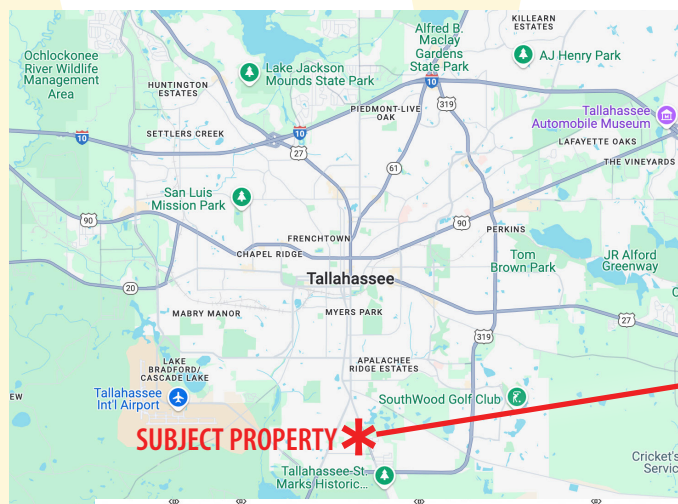
1,750 - 70,000 SQ FT

Under Construction For Lease on 10 Acre Site

Woodville Highway at Ross Road, Tallahassee, FL

- >> Woodville Highway with signalized traffic access at Ross Road
- >> 3+ buildings being built: 24,000 SF, 12,000 SF, and 12,000 SF with potential outdoor storage
- >> 24,000 sf building will have fully insulated warehouse (ready to add climate control if needed), glass storefronts, 20' eave, and a mix of 14'x14' and 12'x12' grade level and dock height doors
- >> Flex spaces in 12,000 sf buildings will have fully insulated, climate controlled office and warehouse (with zone control), glass storefronts, 16' eave, and one 12'x12' grade lever entry per 1,750 sf
- >> Anticipated delivery: Q1 2027
- >> Strategically located with proximity to downtown (4 miles to Capitol), Tallahassee International Airport (5 miles) and I-10 (11.5 miles, exit 196 or 203) via 6 lane Capital Circle (truck route)
- >> Well situated for last mile or subcontractors servicing Leon, Wakulla, and surrounding counties

>> Lease rates starting at \$13 SF NNN



For more information contact :
Johanna W Money

**AI Rendering of 24,000 SF Building*

PO Box 2068 Tallahassee, FL 32316 // p 850.545.1674 // f 850.224.1790 // johanna@williamsgroupcre.com

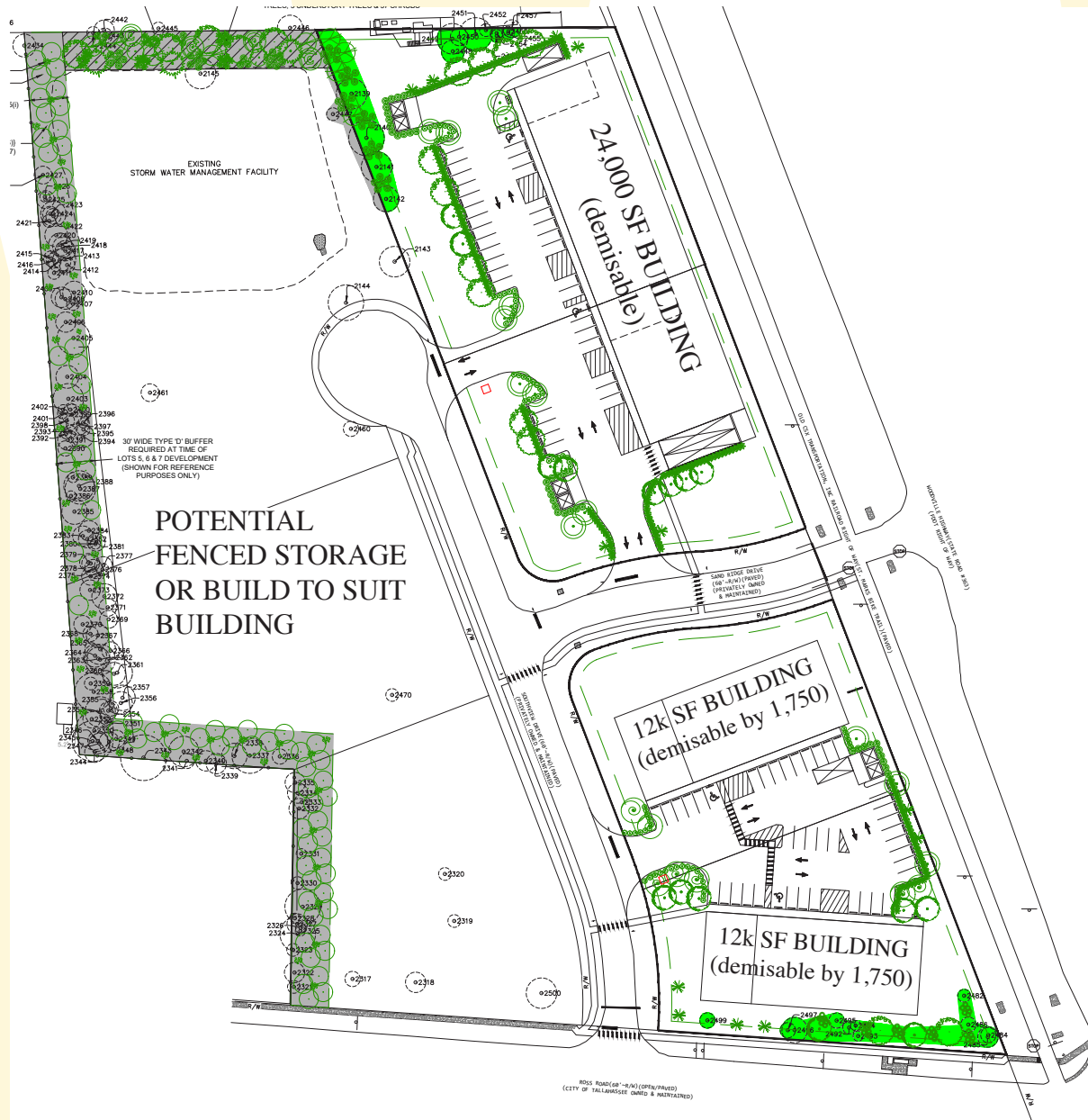
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:::SITE PLAN:::



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Example of potential floor plan for 12,000 SF building (demisable by 1,750 SF)



*AI Rendering of 12,000 SF Building



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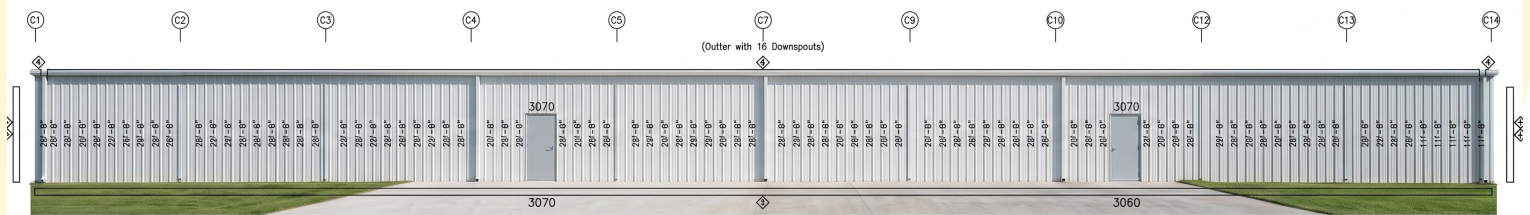
:::24,000 SF Building Plan:::

Front and back elevation for 24,000 sf building with 2 loading docks on south end (demisable by 12,000 SF)



SIDEWALL SHEETING & TRIM: FRAME LINE A
PANELS: 26 Ga. A – NEED KYNAR COLOR

**AI Rendering of 24,000 SF Building*



SIDEWALL SHEETING & TRIM: FRAME LINE E
PANELS: 26 Ga. A – NEED KYNAR COLOR

TRIM TAPER

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