

FOR LEASE

475 Commerce Blvd Unit A Midway, FL 32343



OFFERING SUMMARY

Available SF:	21,800 SF
Lease Rate:	\$10.50 SF/yr (NNN)
NNN's:	+/- \$1.25 SF/yr
Year Built:	2008
Lot Size:	2.50 Acres
Office SF:	1,450 SF

PROPERTY OVERVIEW

Positioned in the established 10/90 Commerce Park just off Interstate 10, this 21,800 SF industrial space offers an outstanding location serving the North Florida and South Georgia markets. With immediate interstate access and close proximity to Tallahassee, the property is ideal for warehousing, distribution, light manufacturing, and service-related operations.

The unit includes approximately 1,450 SF of finished office space and 20,350 SF of warehouse space featuring 20-foot clear eave heights, four dock-high loading doors, two grade-level doors, 3-phase power, a wet sprinkler system, and 15 on-site parking spots. The space will be available October 1, 2026, providing an excellent opportunity for businesses seeking a well-equipped industrial facility in one of the region's premier industrial parks.



Slaton Murray, SIOR, CCIM

+1 850 294 8521

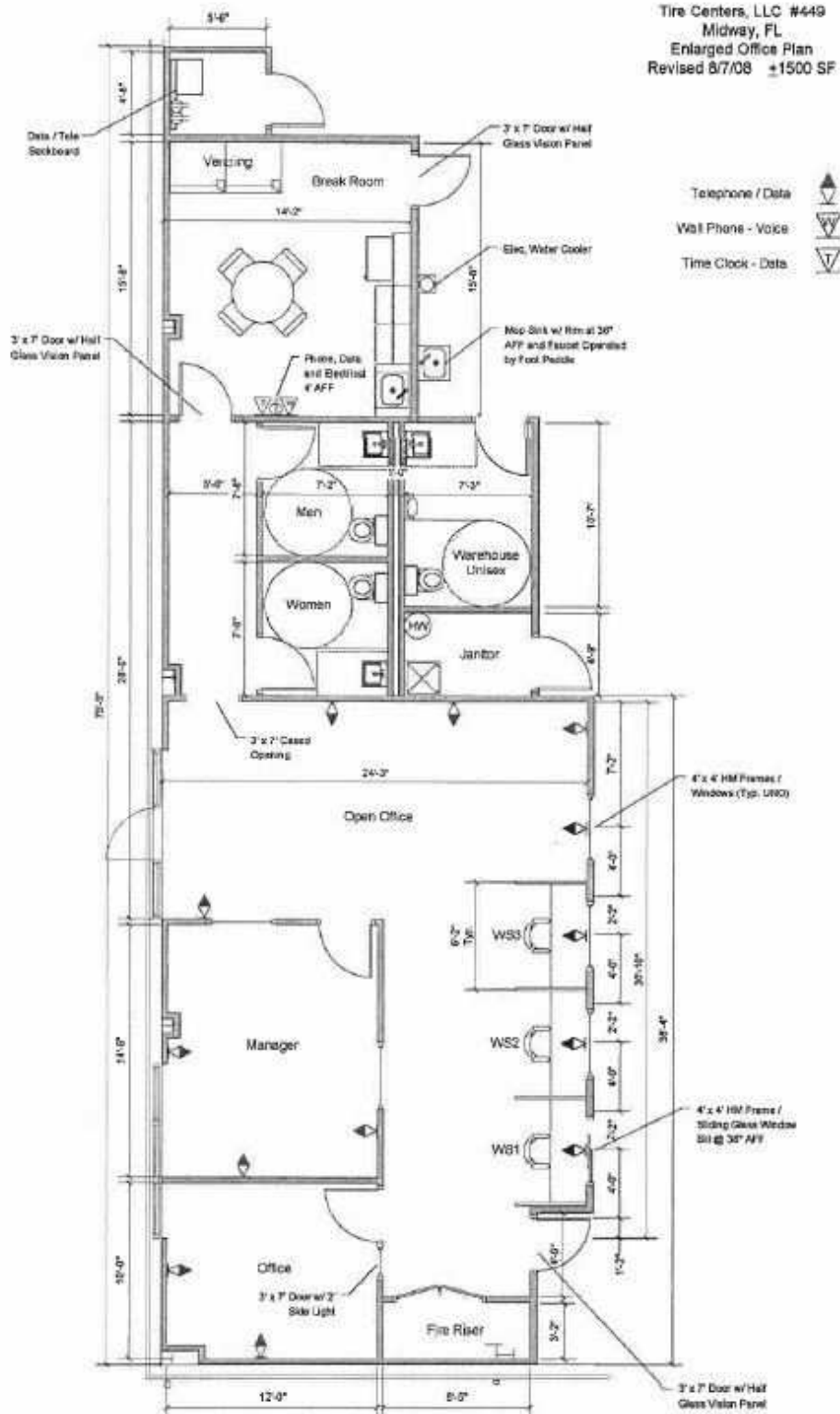
slaton@talcor.com

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