



COMMERCIAL REAL ESTATE

FLEX / INDUSTRIAL PROPERTY FOR LEASE



Flex Office/Industrial Space For Lease

5155 W Tharpe St, Tallahassee, FL 32303

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TLG REAL ESTATE SERVICES

3520 Thomasville Road, Suite 200
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EXECUTIVE SUMMARY

FLEX OFFICE/INDUSTRIAL SPACE FOR LEASE

5155 W THARPE ST, TALLAHASSEE, FL 32303



OFFERING SUMMARY

Available SF:	9,500 SF
Lease Rate:	\$10 SF/yr (NNN)
Operating Expenses:	\$2.19/SF Tenant pays utilities
Lot Size:	0.66 Acres
Year Built:	1991
Building Size:	9,500 SF 2,400 SF office 7,100 SF warehouse
Zoning:	AC
APN:	213062 A0060

[Click Here for Zoning Information](#)

PROPERTY OVERVIEW

An exceptional opportunity to lease a versatile flex industrial facility ideally suited for a wide range of commercial and light industrial users. providing an efficient balance of administrative and operational functionality. The parking lot allows ample space for heavy equipment and turnaround space for 18-wheelers. The newly-renovated 2400 SF office component contains a reception area, 6 offices, copy room, break room with kitchenette and a restroom. The 7100 SF warehouse component contains a large storage mezzanine, a restroom, a 12 ft grade-level rolling door and a 10 ft dock-high rolling door.

LOCATION OVERVIEW

Strategically located in Northwest Tallahassee, one of the city's established industrial and commercial corridors. The property offers convenient access to major transportation routes, including Capital Cir NW, I-10, US Hwy 90 and US Hwy 27, providing efficient connectivity and logistical access throughout Tallahassee and the surrounding region. The surrounding area is home to a diverse mix of industrial, warehouse, distribution, automotive, construction, and service-oriented businesses.

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ADDITIONAL PHOTOS

FLEX OFFICE/INDUSTRIAL SPACE FOR LEASE

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RETAILER MAP

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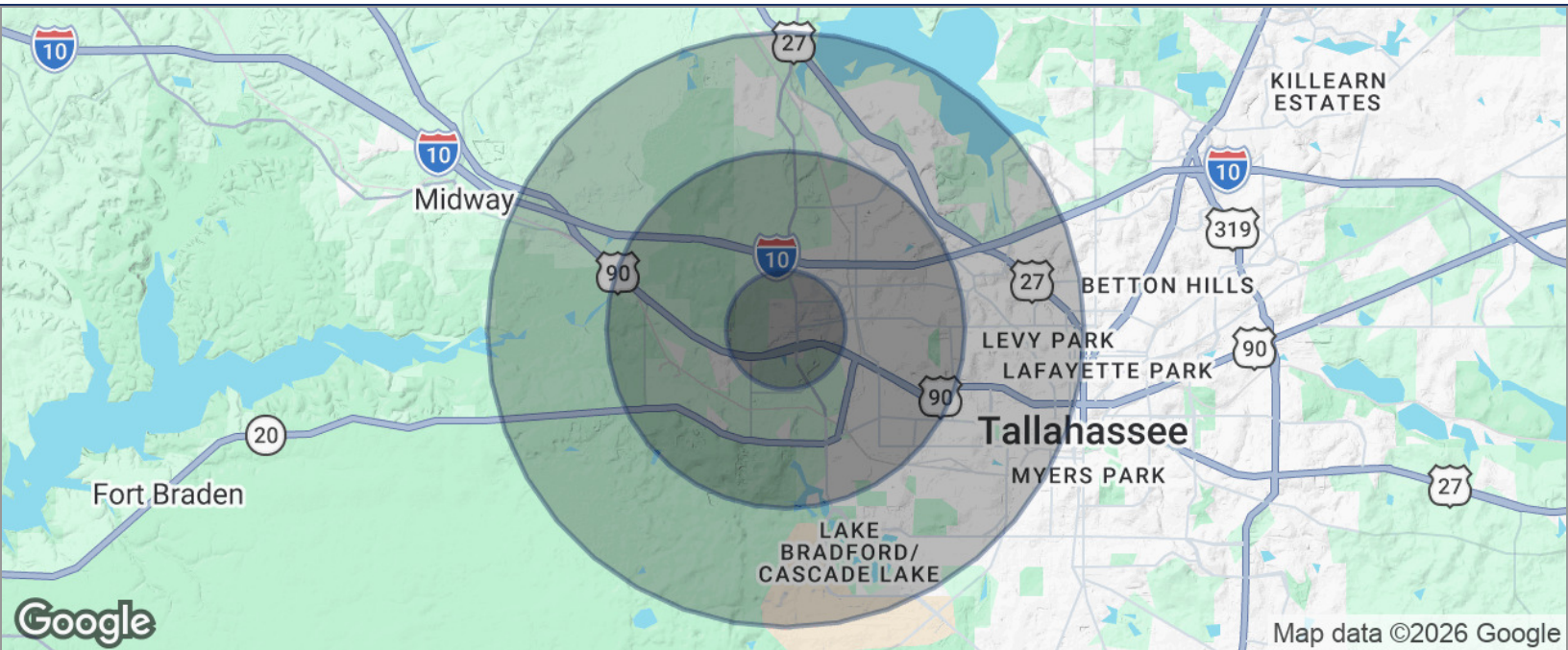




DEMOGRAPHICS MAP

FLEX OFFICE/INDUSTRIAL SPACE FOR LEASE

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,194	40,290	110,022
MEDIAN AGE	30.6	29.4	29.1
MEDIAN AGE (MALE)	32.5	29.4	29.0
MEDIAN AGE (FEMALE)	28.3	28.8	29.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,318	17,329	44,199
# OF PERSONS PER HH	2.4	2.3	2.5
AVERAGE HH INCOME	\$52,682	\$61,323	\$60,276
AVERAGE HOUSE VALUE	\$140,090	\$182,518	\$193,345

* Demographic data derived from 2020 ACS - US Census

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