

FOR LEASE

854 Capital Circle Southwest Tallahassee, FL 32305



OFFERING SUMMARY

Available SF: 15,000 - 35,466 SF

Lease Rate: Negotiable

Lot Size: 10.56 Acres

Building Size: 107,466 SF

Zoning: M-1 Light Industrial

PROPERTY OVERVIEW

PSG Commerce Park consists of 107,466 SF of dock-high distribution space situated on 10.56 acres. The property fronts recently renovated and widened Capital Circle SW, which carries an average daily traffic count of approximately 27,500 vehicles per day.

Strategically located within Tallahassee's primary industrial corridor, the property is approximately 4.3 miles north of Tallahassee International Airport, 2.5 miles south of Interstate 10, and 6.2 miles west of Downtown Tallahassee, providing convenient access for regional distribution, logistics, and industrial operations.

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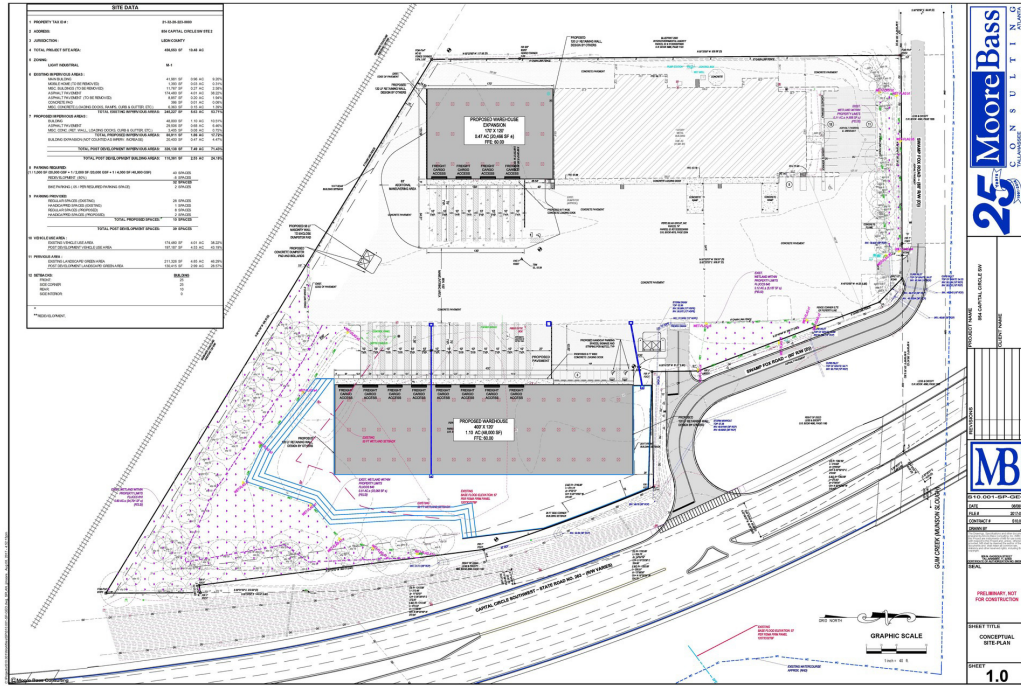
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NAITALCOR

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LEASE INFORMATION

Lease Type: **NNN** Lease Term: **Negotiable**
 Total Space: **15,000 - 35,466 SF** Lease Rate: **Negotiable**

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 1	Beacon Roofing	24,000 SF	NNN	Negotiable	-
Suite 2	Available	15,000 - 35,466 SF	NNN	Negotiable	Two 20' x 12' dock high doors. Small office component with restrooms.
Suite 3	Available	20,466 - 35,466 SF	NNN	Negotiable	Five 12'x12' dock high doors. Permitted for +/- 2,000 SF of office/showroom buildout.
Suite 4	Temco Logistics	48,000 SF	NNN	Negotiable	-

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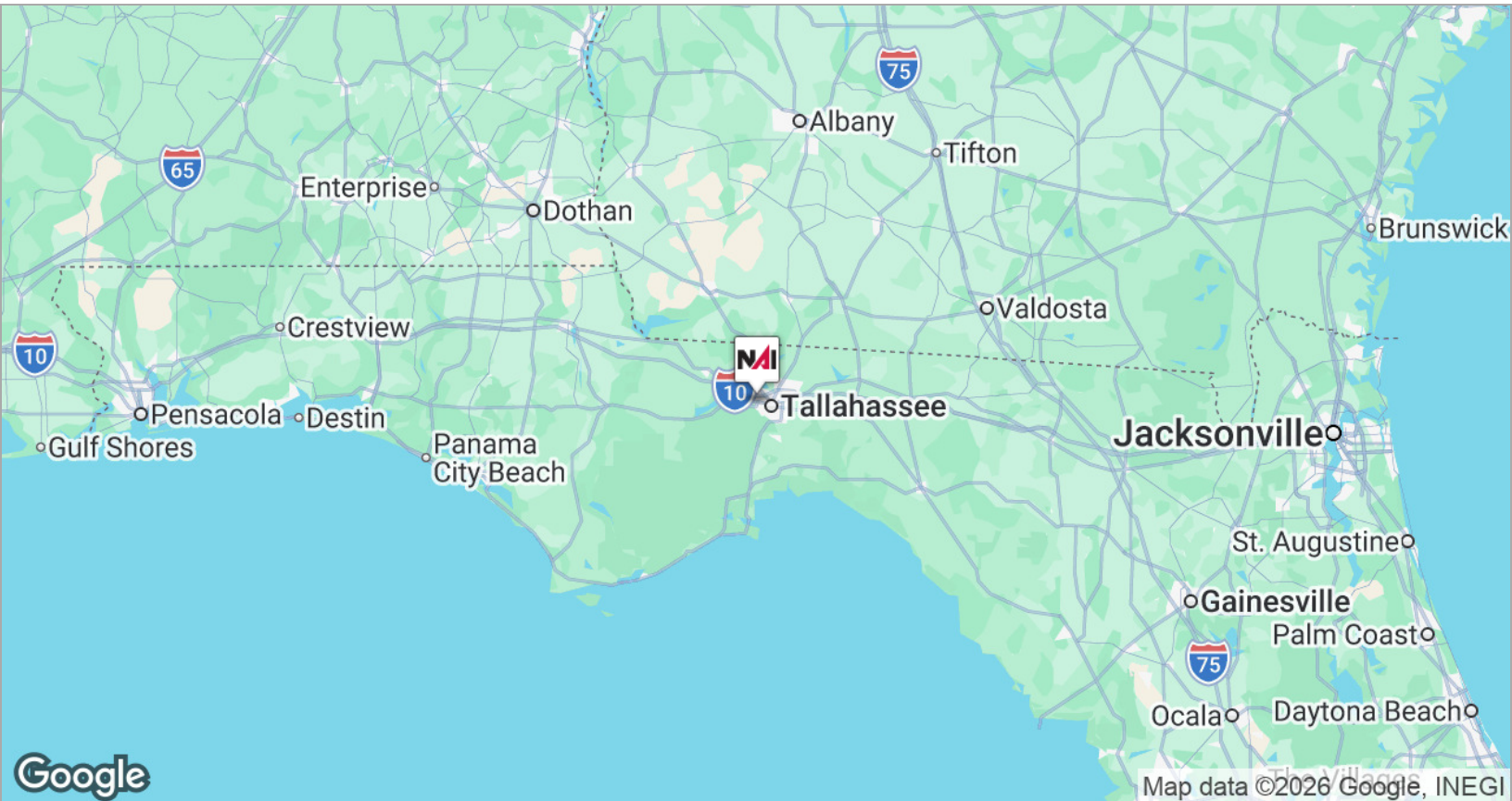
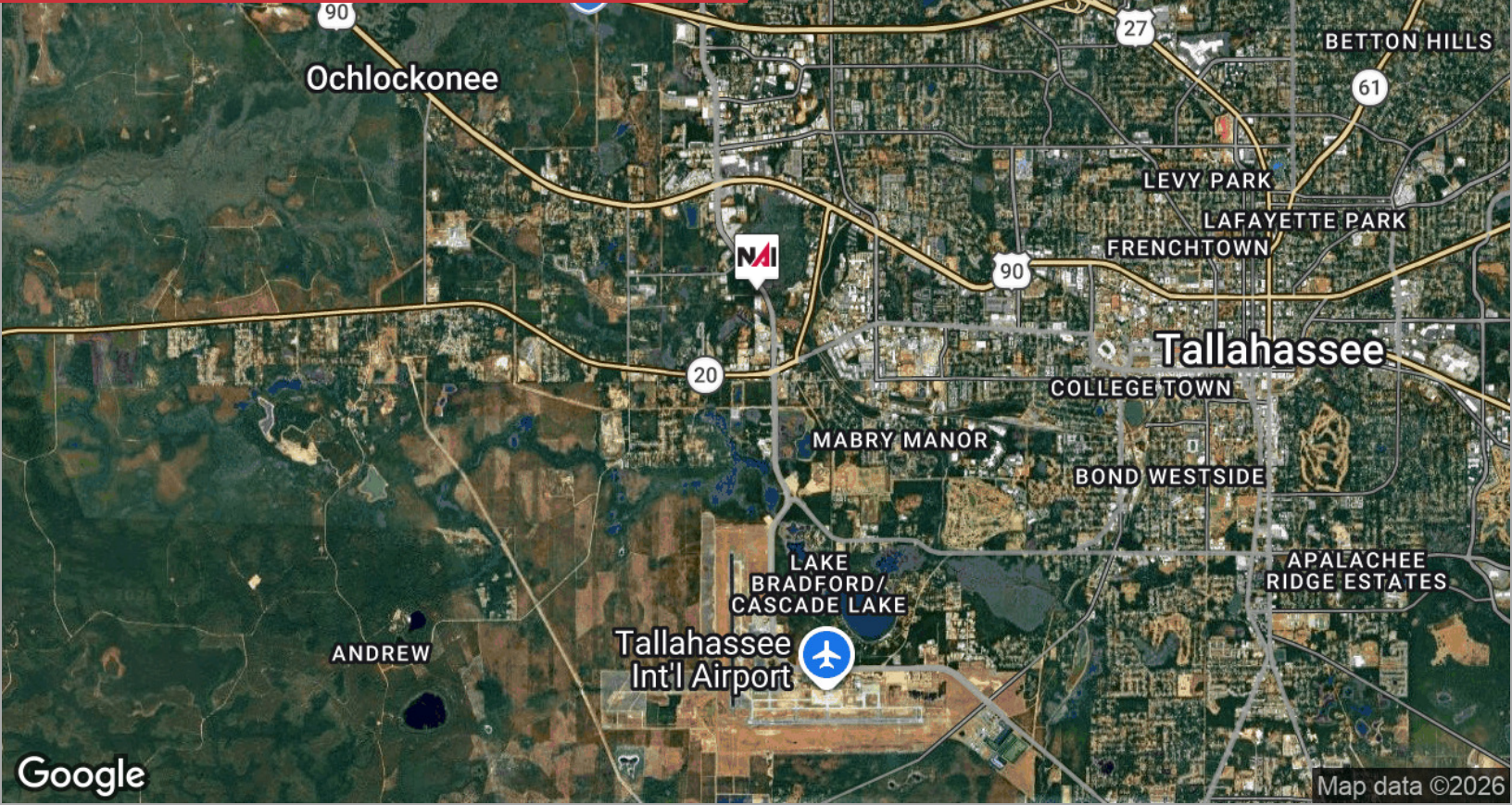
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