

# 10/90 INDUSTRIAL PARK

Vacant Office and Light Industrial | 10,840 SF



Marcus & Millichap



*Offering Memorandum*

MULTI UNIT VACANT OFFICE AND INDUSTRIAL INVESTMENT  
20 RAM INDUSTRIAL BLVD, MIDWAY, FL

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# EXECUTIVE SUMMARY

*20 RAM BOULEVARD INDUSTRIAL COMPLEX*

Marcus & Millichap

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# EXECUTIVE SUMMARY

**Marcus & Millichap is proud to exclusively present this strategically located mixed use office and light industrial investment asset located in the 10/90 Industrial Park in Midway, FL (Tallahassee Metro). The subject property, 20 Ram Blvd, is made up of one building totaling approximately 10,000 SF roughly half heated and half warehouse space with mezzanine area. 20 Ram Boulevard is a 10,000 SF Multi-Tenant Building with approximately 4,500 SF of warehouse space and 5,500 +/- SF of fully built out office space with a large conference room, individual offices, and employee kitchenette area.**

**20 Ram Blvd in Midway, Florida presents a strategic industrial investment opportunity located within the growing Tallahassee industrial corridor with direct access to Interstate 10 and U.S. Highway 90. The property consists of industrial warehouse and flex-office space with functional layouts suitable for distribution, light manufacturing, contractor operations, and service-related businesses. Its proximity to Tallahassee and regional transportation routes positions the asset well for both owner-users and investors seeking stable industrial demand in the states capital.**

**The property benefits from strong regional growth fundamentals, flexible industrial infrastructure, and potential for future expansion or value-add leasing opportunities. Historically occupied by commercial and industrial tenants, the asset offers a combination of potential owner user application and long-term appreciation within an increasingly supply-constrained industrial market. Overall, 20 Ram Blvd represents a versatile industrial asset with strategic location advantages and continued growth potential within the Midway/Tallahassee sub-market.**



# INVESTMENT OVERVIEW

*20 RAM BOULEVARD INDUSTRIAL COMPLEX*

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OFFERING HIGHLIGHTS

20 RAM BOULEVARD | VACANT  
FLEX BLDG  
MIDWAY, FL

OFFERING PRICE  
**\$1,350,000**

VITAL DATA	
Price	\$1,350,000
Price/SF	\$124.50
Gross Square Feet	10,840
Occupancy	0%

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# FINANCIAL ANALYSIS

*20 RAM BOULEVARD INDUSTRIAL COMPLEX*

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# FINANCIAL ANALYSIS

<b>Expenses</b>	<b>Current</b>
Real Estate Taxes	\$9,752.19
Insurance	\$4,080.00
Landscaping	\$1000.00
Pest Control	\$420.00
Repairs & Maintenance	\$500.00
	<hr/>
	<b>\$15,752.19</b>



# PROPERTY SUMMARY

*20 RAM BOULEVARD INDUSTRIAL COMPLEX*

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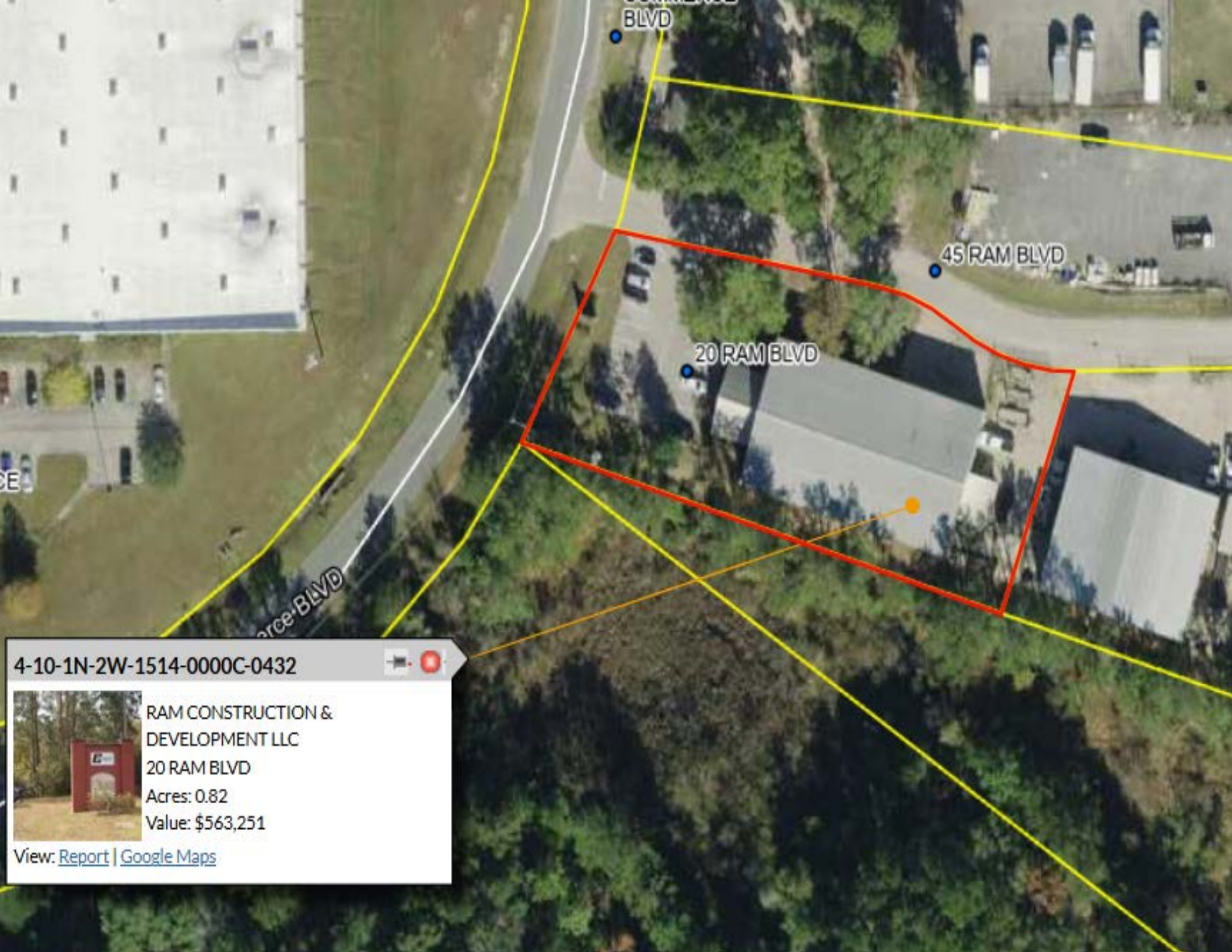
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# PROPERTY DETAILS

The Ram Boulevard Industrial Complex is located within the 10/90 Industrial Park in Midway, FL. The site is comprised of one existing mixed use flex building totals approximately 10,840 SF and situated on 0.82 +/- Acres.

## RAM BOULEVARD WAREHOUSES

Property Address	20 Ram Boulevard Midway, FL	Construction	Masonry/ Metal
APN	4-10-1N-2W-1514-0000C-0432	Grade Level Doors	1
Lot Size (Acres)	0.82 +/-	Dock Doors	0
Lot Size (SF)	35,719+/-	Truck Wells w/ Docks	0
Total GLA	10,840	Number of Buildings	1
Type of Ownership	Fee Simple	Number of Units	2
Year Built	2005	Clear Height	27'
Parking Surface	Asphalt/ Gravel	Power	Single Phase
Parking Spaces	15+/-		



BLVD

45 RAM BLVD

20 RAM BLVD

orce-BLVD

4-10-1N-2W-1514-0000C-0432 



RAM CONSTRUCTION &  
DEVELOPMENT LLC  
20 RAM BLVD  
Acres: 0.82  
Value: \$563,251

View: [Report](#) | [Google Maps](#)



20

RAM

VISITOR

VISITOR

VISITOR

VISITOR



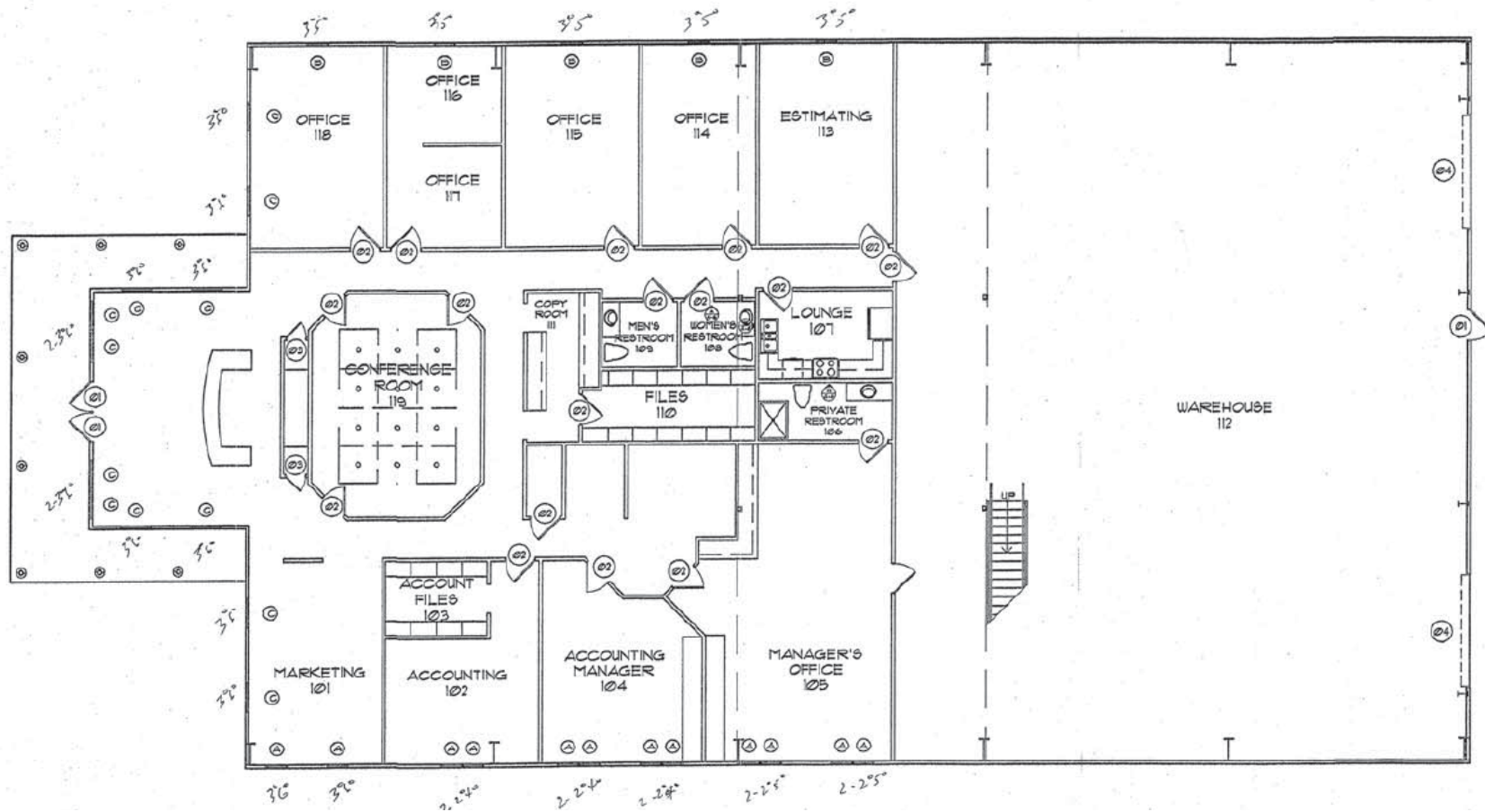
CONLAN

RAM  
CONSTRUCTION  
& DEVELOPMENT  
LLC

20 RAM BLVD



Marcus & Millichap

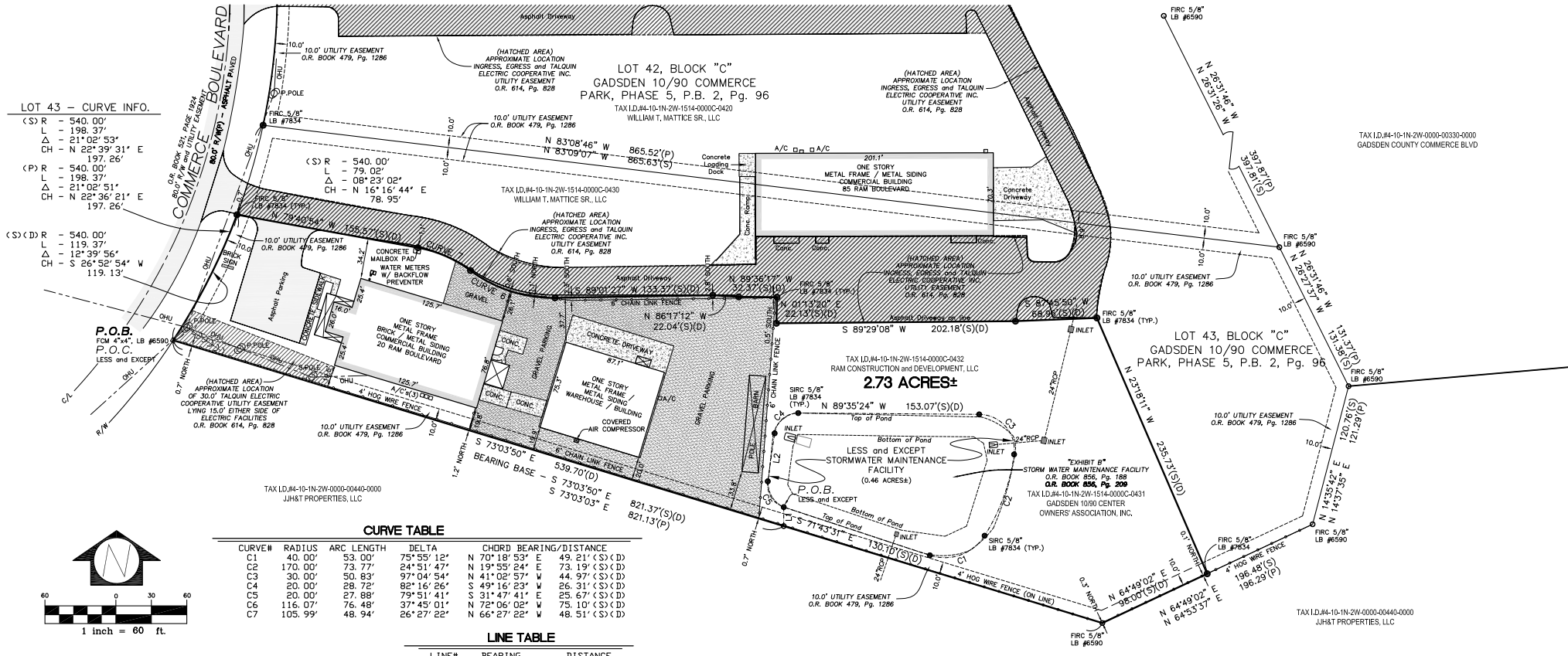


20 RAM BOULEVARD  
 RAM CONSTRUCTION & DEVELOPMENT

FLOOR PLAN



# SURVEY



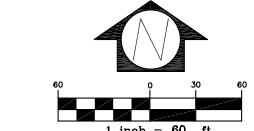
**LOT 43 - CURVE INFO.**

(S) R - 540.00'  
L - 198.37'  
Δ - 21°02'53"  
CH - N 22°39'31" E  
197.26'

(P) R - 540.00'  
L - 198.37'  
Δ - 21°02'51"  
CH - N 22°36'21" E  
197.26'

(S) (D) R - 540.00'  
L - 119.37'  
Δ - 12°39'56"  
CH - S 26°52'54" W  
119.13'

**P.O.B.**  
FCM 4"x4", LB #6590  
P.O.C.  
LESS and EXCEPT



**CURVE TABLE**

CURVE#	RADIUS	ARC LENGTH	DELTA	CHRD BEARING/DISTANCE
C1	40.00'	53.00'	75°55'12"	N 70°18'53" E 49.21' (S) (D)
C2	170.00'	73.77'	24°51'47"	N 19°55'24" E 73.19' (S) (D)
C3	30.00'	50.83'	97°04'54"	N 41°02'57" W 44.97' (S) (D)
C4	20.00'	28.72'	82°16'26"	S 49°16'23" W 26.31' (S) (D)
C5	20.00'	27.88'	79°51'41"	S 31°47'41" E 25.67' (S) (D)
C6	116.07'	76.48'	37°45'01"	N 72°06'02" W 75.10' (S) (D)
C7	105.99'	48.94'	26°27'22"	N 66°27'22" W 48.51' (S) (D)

**LINE TABLE**

LINE#	BEARING	DISTANCE
L1	NORTH	15.07' (S) (D)
L2	S 08°08'10" W	41.02' (S) (D)

**LEGEND / SYMBOLS**

FCM	- FOUND CONCRETE MONUMENT
FIRC	- FOUND IRON REBAR and CAP
(P)	- RECORDED PLAT INFORMATION
(S)	- SURVEY INFORMATION
LS #	- LICENSED SURVEYOR NUMBER
LB#	- LICENSED BUSINESS NUMBER
CONC.	- CONCRETE
DEED	- DEED INFORMATION
P. D. B.	- POINT OF BEGINNING
P. D. C.	- POINT OF COMMENCEMENT
DHU	- OVERHEAD UTILITY LINES

- NOTES**
1. THE BOUNDARIES SHOWN HEREON ARE BASED ON THE LEGAL DESCRIPTION TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 20212477, DATED APRIL 22, 2021, PROVIDED BY THE CLIENT.
  2. UNDERGROUND UTILITIES AND FOOTERS ARE NO A PART OR THIS SURVEY.
  3. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
  4. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

I hereby certify that this survey meets the standards of practice as set forth by the Florida Board of Surveyors and Mappers in Chapter 5J-17 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

**CERTIFIED TO:**  
**RAM CONSTRUCTION AND DEVELOPMENT LLC**  
**BB & T TRUIST BANK**  
**SMITH, THOMPSON, SHAW, COLON**  
**and POWER, P.A.**  
**FIRST AMERICAN TITLE INSURANCE COMPANY**

**PROJECT DESCRIPTION:**  
**BOUNDARY SURVEY OF:**  
**RAM CONSTRUCTION COMPOUND**  
**20 RAM BOULEVARD**  
**MIDWAY, FLORIDA**



**3201 Shamrock Street South, Suite #102**  
**Tallahassee, Florida 32309**  
**Office: (850) 668-7641 Fax: (850) 668-7648**

JOB NO.	DRAWN BY	REV. NO.	DATE	REMARKS
205201.02	E. WILLS	1	05/21/21	BOUNDARY RECERTIFICATION/ REVISED WAREHOUSE BUILDING
CHECKED BY	K. O'NEAL			
DATE	DECEMBER 13, 2018			
SHEET NO.	SCALE 1" = 60'	FIELD BOOK: 20-11	PAGE: 62	
1 of 1				

KEVIN C. O'NEAL  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA CERTIFICATE NO. 6413  
 LICENSED BUSINESS NO. 7834

**LEGAL DESCRIPTION**

The property described herein is located Lot 43, Block "C" of Gadsden 10/90 Commerce Park, Unit No. 5 as per map or plat thereof recorded in Plat Book 2, Page 96 of the Public Records of Gadsden County, Florida, and lies in Section 15, Township 1 North, Range 2 West, Gadsden County Florida. Said property being more particularly described by a boundary survey performed by Meridian Surveying and Mapping, Inc., dated December 11, 2018 as follows:

BEGIN at a found 4"x4" concrete monument (LB #6590) lying on the Easterly right of way boundary of Commerce Boulevard and marking the Southwest corner of Lot 43, Block "C" of Gadsden 10/90 Commerce Park, Unit No. 5 as per map or plat thereof recorded in Plat Book 2, Page 96 of the Public Records of Gadsden County, Florida, from said run South 73 degrees 03 minutes 50 seconds East a distance of 821.37 feet to a found 5/8" rebar w/ plastic cap (LB #6590), thence run North 64 degrees 49 minutes 02 seconds East a distance of 98.00 feet to a set 5/8" rebar w/ plastic cap (LB #7834), thence run North 23 degrees 18 minutes 11 seconds West a distance of 235.73 feet to a set 5/8" rebar w/ plastic cap (LB #7834), thence run South 87 degrees 45 minutes 50 seconds West a distance of 68.96 feet to a set 5/8" rebar w/ plastic cap (LB #7834), thence run South 89 degrees 29 minutes 08 seconds West a distance of 202.18 feet to a set 5/8" rebar w/ plastic cap (LB #7834), thence run North 01 degrees 13 minutes 20 seconds East a distance of 22.13 feet to a set 5/8" rebar w/ plastic cap (LB #7834), thence run North 89 degrees 36 minutes 17 seconds West a distance of 32.37 feet to a set 5/8" rebar w/ plastic cap (LB #7834), thence run North 86 degrees 17 minutes 12 seconds West a distance of 22.04 feet to a set 5/8" rebar w/ plastic cap (LB #7834), thence run North 01 degrees 11 minutes 27 seconds West a distance of 133.37 feet to a set 5/8" rebar w/ plastic cap (LB #7834) marking a point of curve to the right, thence run along said curve having a radius of 116.07 feet, through a central angle of 37 degrees 45 minutes 01 seconds for an arc distance of 76.48 feet (the chord of said arc bears North 72 degrees 06 minutes 02 seconds West, 75.10 feet) to a set 5/8" rebar w/ plastic cap (LB #7834), thence run along said curve having a radius of 105.99 feet, through a central angle of 26 degrees 27 minutes 22 seconds for an arc distance of 48.94 feet (the chord of said arc bears North 66 degrees 27 minutes 22 seconds West, 48.51 feet) to a set 5/8" rebar w/ plastic cap (LB #7834), thence run North 79 degrees 40 minutes 54 seconds West a distance of 155.57 feet to a set 5/8" rebar w/ plastic cap (LB #7834) lying on the Easterly right of way boundary of Commerce Boulevard marking a point of non-tangent curve concave to the West, thence run along said right of way and said curve having a radius of 540.00 feet, through a central angle of 12 degrees 39 minutes 56 seconds for an arc distance of 119.37 feet (the chord of said arc bears South 26 degrees 52 minutes 54 seconds West, 119.13 feet) to the POINT OF BEGINNING.

LESS and EXCEPT  
 A proposed storm water maintenance facility located within Lot 43, Block "C" of Gadsden 10/90 Commerce Park, Unit No. 5 as per map or plat thereof recorded in Plat Book 2, Page 96 of the Public Records of Gadsden County, Florida, being more particularly described as follows:

COMMENCE at a found 4"x4" concrete monument (LB #6590) lying on the Easterly right of way boundary of Commerce Boulevard and marking the Southwest corner of Lot 43, Block "C" of Gadsden 10/90 Commerce Park, Unit No. 5 as per map or plat thereof recorded in Plat Book 2, Page 96 of the Public Records of Gadsden County, Florida, from said run South 73 degrees 03 minutes 50 seconds East a distance of 539.70 feet, thence run North a distance of 16.07 feet to a point lying on the south edge of a storm water pond from the POINT OF BEGINNING.

From said POINT OF BEGINNING run along the outside edge of said storm water pond as follows: South 71 degrees 43 minutes 31 seconds East a distance of 130.10 feet to a point of curve to the left, thence run along said curve having a radius of 40 feet, through a central angle of 75 degrees 55 minutes 12 seconds for an arc distance of 53.00 feet (the chord of said arc bears North 70 degrees 18 minutes 53 seconds East, 49.21 feet) to a point of compound curve, thence run along said compound curve having a radius of 170.00 feet, through a central angle of 24 degrees 51 minutes 47 seconds for an arc distance of 73.77 feet (the chord of said arc bears North 19 degrees 55 minutes 24 seconds East, 73.19 feet) to a point of compound curve, thence run along said compound curve having a radius of 30.00 feet, through a central angle of 97 degrees 04 minutes 54 seconds for an arc distance of 50.83 feet (the chord of said arc bears North 41 degrees 02 minutes 57 seconds West, 44.97 feet), thence run North 89 degrees 35 minutes 24 seconds West a distance of 153.07 feet to a point of curve to the left, thence run along said curve having a radius of 20.00 feet, through a central angle of 82 degrees 16 minutes 26 seconds for an arc distance of 28.72 feet (the chord of said arc bears South 49 degrees 16 minutes 23 seconds West, 26.31 feet), thence run South 08 degrees 08 minutes 10 seconds West a distance of 41.02 feet to a point of curve to the left, thence run along said curve having a radius of 20.00 feet, through a central angle of 79 degrees 51 minutes 41 seconds for an arc distance of 27.88 feet (the chord of said arc bears South 31 degrees 47 minutes 41 seconds East, 25.67 feet) to the POINT OF BEGINNING.



# LOCATION - OVERVIEW

*RAM BOULEVARD INDUSTRIAL COMPLEX*

*Marcus & Millichap*

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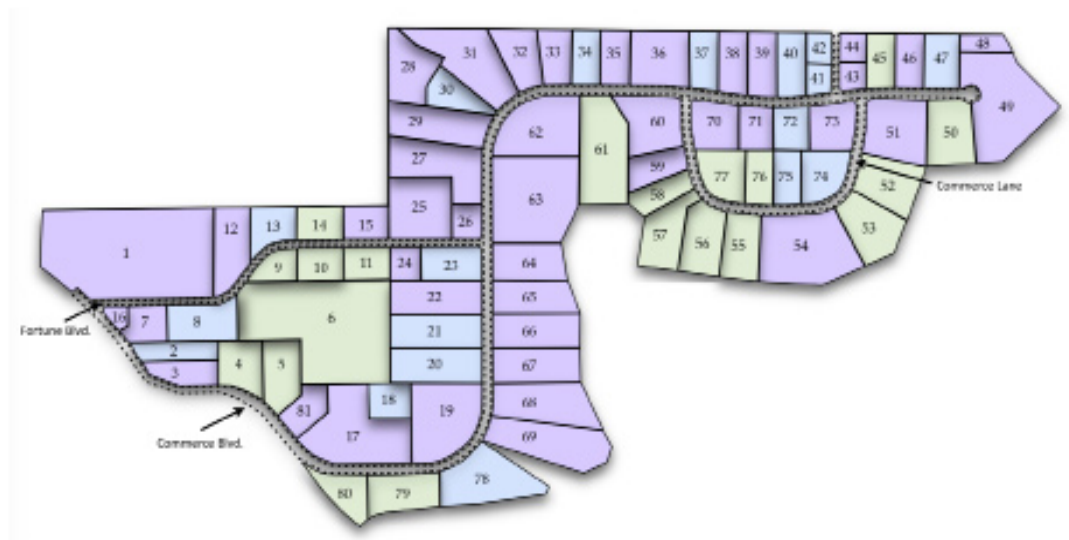
# LOCATION OVERVIEW

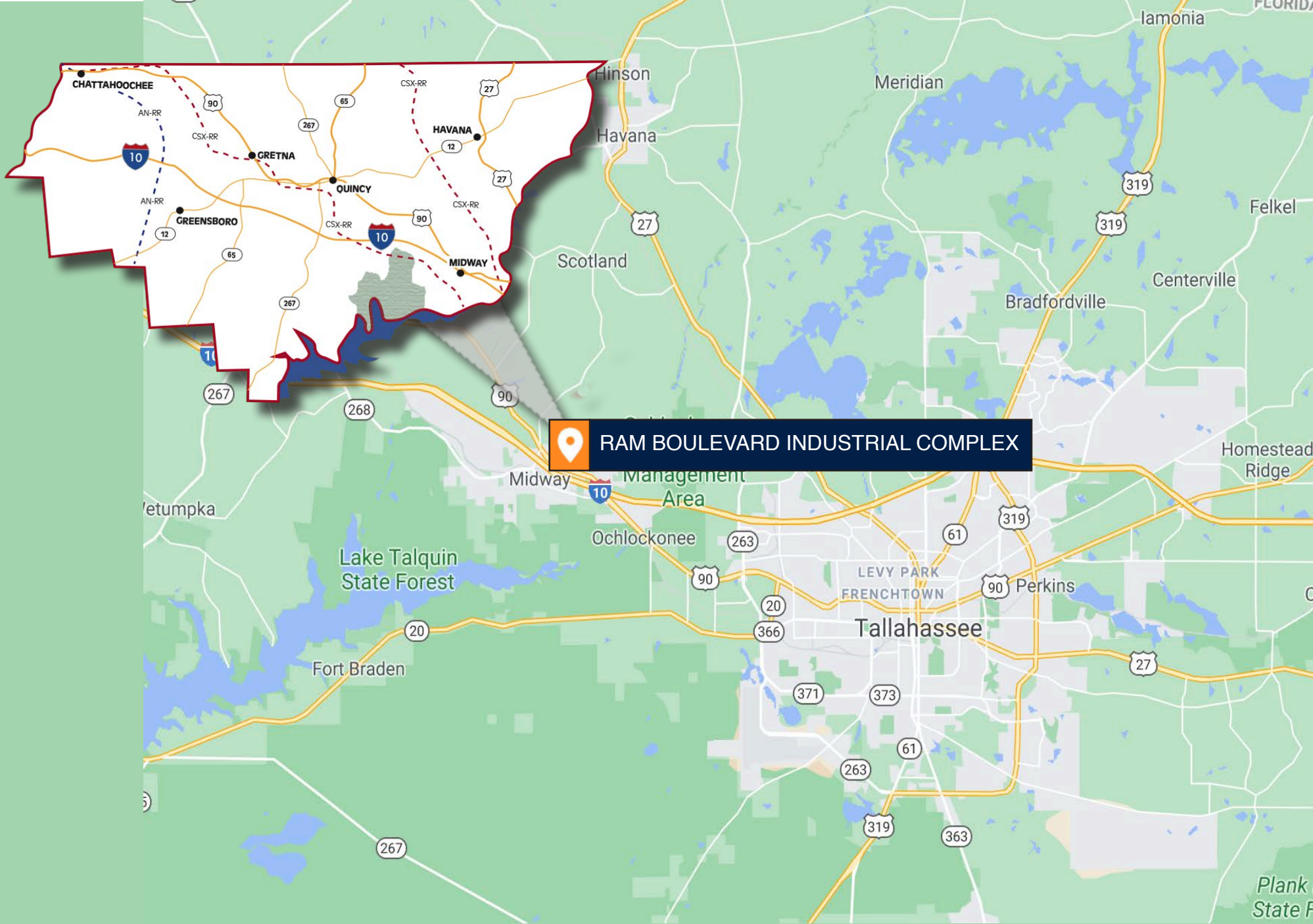
## MIDWAY, FL

Midway is located in Gadsden County Florida. The city is located along Interstate 10 and accessible from Exit 192. Midway is part of the Tallahassee Metropolitan area.

## 10/90 INDUSTRIAL PARK

The **10-90 Industrial Park** is the most densely populated park in Gadsden County. With more than 80 individual parcels, this park is home to Treadmaxx, PODS, Ajax Construction, ABC Building Supply, Waste-Pro, Mac Papers, ThermoKing, and H & E Rentals. The park is located at the intersection of US 90 and Interstate 10 and within the Tallahassee Metro. This is a superb industrial location-within minutes of I-10.





REGIONAL MAP

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# TALLAHASSEE METRO OVERVIEW

State government is the driving force behind the local economy in the capital of Florida. Several higher-education institutions play a substantial role as well, fueling the need for retailers and rental housing. Tallahassee has been ranked as one of the best college towns in the nation and is a top city for startup companies with a steady flow of highly-educated graduates entering the workforce. The Tallahassee metro is composed of Gadsden, Jefferson, Leon and Wakulla counties and borders the Gulf of Mexico in Florida's Panhandle.



## State Capital

Home to nearly 30 State Agency Headquarters, the state of Florida is the largest employer with a labor force of approximately 19,400.



## Florida State University

Enrollment nears 42,600 students at Florida State University and nearly 14,400 workers are employed there.



## Tallahassee Memorial Healthcare

With roughly 4,600 employees, the Tallahassee Memorial Healthcare system is the largest private sector employer in the metro.

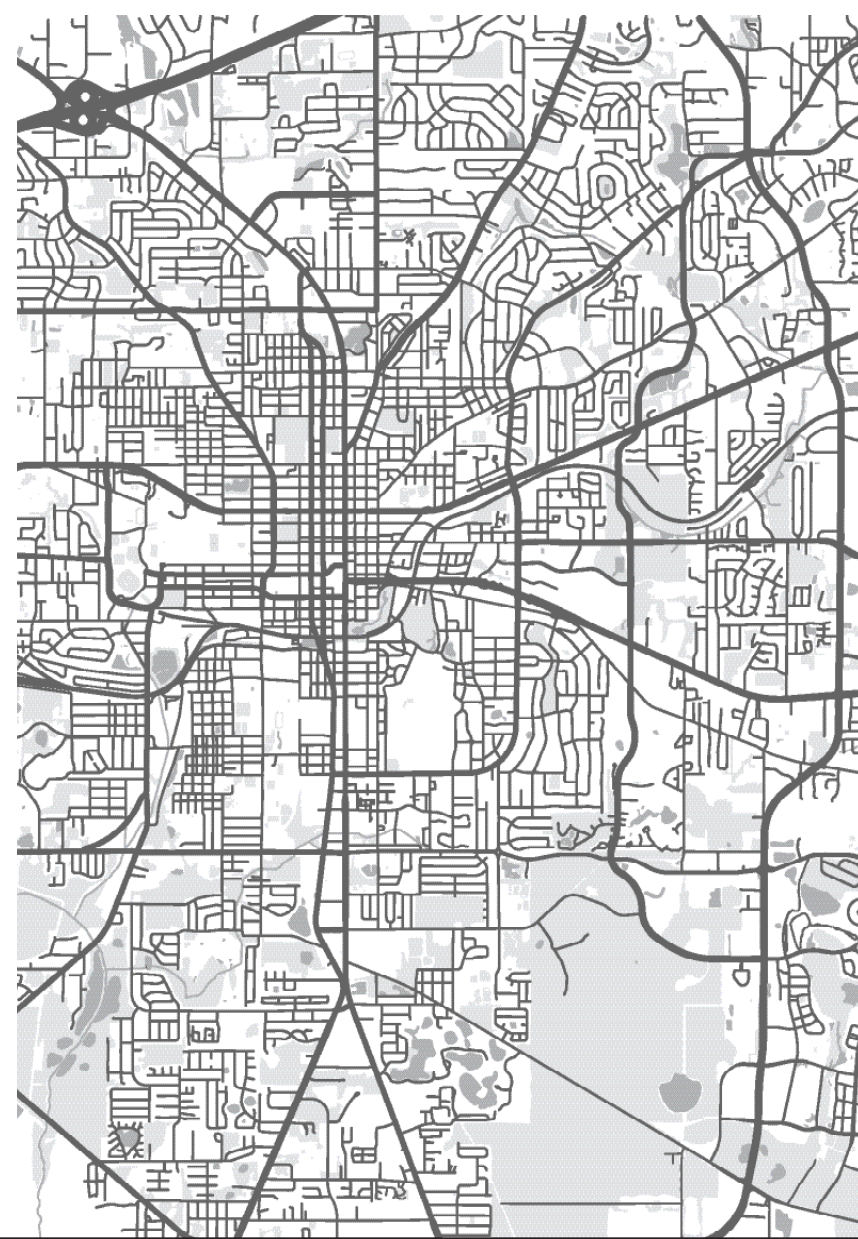


# DEMOGRAPHICS

Total Population	1 Mile	3 Mile	5 Mile
2025 Projection	330	3,518	34,710
2020 Estimate	299	3,279	32,927
Daytime Population   2020 Estimate	539	3,063	28,946

Total Households	1 Mile	3 Mile	5 Mile
2025 Projection	141	1,374	14,156
2020 Estimate	126	1,264	13,300
2010 Census	118	1,129	12,022

Households by Income	1 Mile	3 Mile	5 Mile
\$200,000 or More	0.8%	1.4%	1.5%
\$150,000 - \$199,999	7.3%	4.4%	2.8%
\$100,000 - \$149,999	9.0%	11.9%	11.2%
\$75,000 - \$99,999	14.7%	16.1%	14.2%
\$50,000 - \$74,999	21.9%	21.9%	20.9%
\$35,000 - \$49,999	15.0%	16.2%	16.0%
\$25,000 - \$34,999	13.0%	11.2%	11%



# Marcus & Millichap

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PLEASE, CALL YOUR LISTING AGENTS FOR MORE DETAILS

**FL Broker of Record**

Ryan Nee

Marcus & Millichap

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Fort Lauderdale, FL 33309

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