

# 4462 Lafayette St.

Mariana, Florida 32446

**+/-7,940 SF**  
**Industrial / Flex Space**  
**For Lease**



# NAITALCOR

All data is deemed reliable but is not guaranteed. All square footage and dimensions are approximate. Exact dimensions can be obtained by retaining the services of a professional architect or engineer. No representation is made as to the accuracy thereof, and such information is subject to errors, omission, or withdrawal without notice.

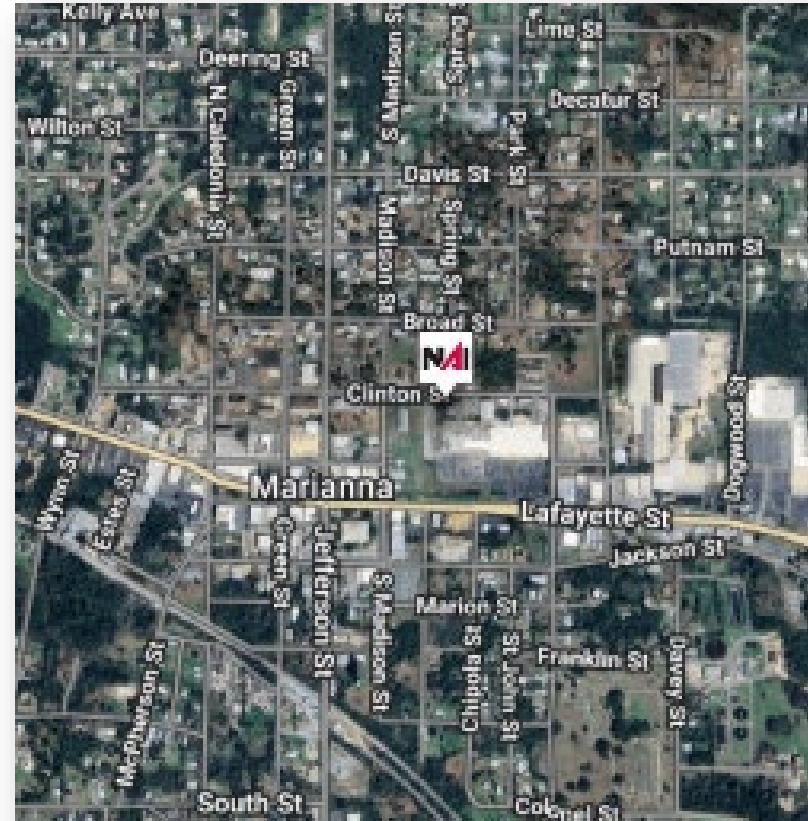
**Brent Faison**

Principal  
brent@talcor.com  
Cell +1.850.814.4490

# PROPERTY HIGHLIGHTS

- (6) 14x10 roll-up doors and (1) 12x10 roll-up door
- (2) offices and (4) bathrooms
- +/- 1,440 SF fully conditioned office/reception
- +/- 6,500 SF heated garage area
- Building size : +/-7,940 SF
- Dedicated parking in the rear with 22+/- spaces
- Perpetual access/parking easement w/ adjacent Winn Dixie center

**LEASE PRICE: \$10 SF NNN**



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# PROPERTY PHOTOS

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# PROPERTY PHOTOS

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# EQUIPMENT LIST

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- 12000 lbs 4 post front end alignment rack
- 12000 lbs Challenger 2 post vehicle lift
- 10000 lbs Challenger 2 post vehicle lift
- 8000 lbs 2 post direct lift
- Pad lift for unibody vehicles
- (2) Ingersol Rand air compressors
- Full building alarm system
- Fire suppression system



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# RETAILER MAP



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