

FOR LEASE

644 McDonnell Drive Tallahassee, FL 32310

NAITALCOR



Commercial | +/- 6,437 SF




+/- 6,437 SF of warehouse space available for lease in the Railroad Square Art District. Railroad Square is home to over 75 businesses and is considered Tallahassee's Art District. Railroad Square is undergoing some exciting changes with vast improvements to the property's outdoor amenities as well as welcoming the new Hyatt House hotel which will be located at the property's entrance. Must be a team player who wants to create a complimentary business and be a part of the RRSQ community.

- +/- 6,437 SF of warehouse space
- Exclusive outdoor patio space available
- Ample community garden space
- Opportunity to host outdoor events of up to 3,000 people

OFFERING SUMMARY

AVAILABLE SF	+/- 6,437 SF
LEASE RATE	\$8/SF Gross
ZONING	UT - University Transition
BUILDING SIZE	10,000 SF
LOT SIZE	0.65 Acres

5 MILES INFORMATION

 165,307 TOTAL POPULATION	 68,666 TOTAL HOUSEHOLDS	 \$44,433 AVERAGE HH INCOME
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No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein. And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals. No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

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WAREHOUSE

644 McDonnell Drive Tallahassee, FL 32310



WAREHOUSE OVERVIEW

Available SF: +/- 6,437 SF

Lease Rate: \$8.00 SF/yr (Gross)

Zoning: UT - University Transition

WAREHOUSE DESCRIPTION

+/- 6,437 SF of flex warehouse space in Railroad Square available at \$8/SF/year gross, or \$4,291.33/month gross. The space has ceiling heights ranging from 12.5'-16', 4 large roll up doors, and an exclusive side yard/patio. An array of retail concepts could occupy this space as it abuts to the only bar on property.



FOR LEASE

644 McDonnell Drive Tallahassee, FL 32310



Florida State University
41,717 Students

Downtown Tallahassee

Future Site for the
College of Business

644 McDonnell Dr.
RETAIL FOR LEASE

FAMU 10,201 Students

Cascades Greenway

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