

FOR SALE/LEASE

1645 Silver Lake Road Tallahassee, FL 32310

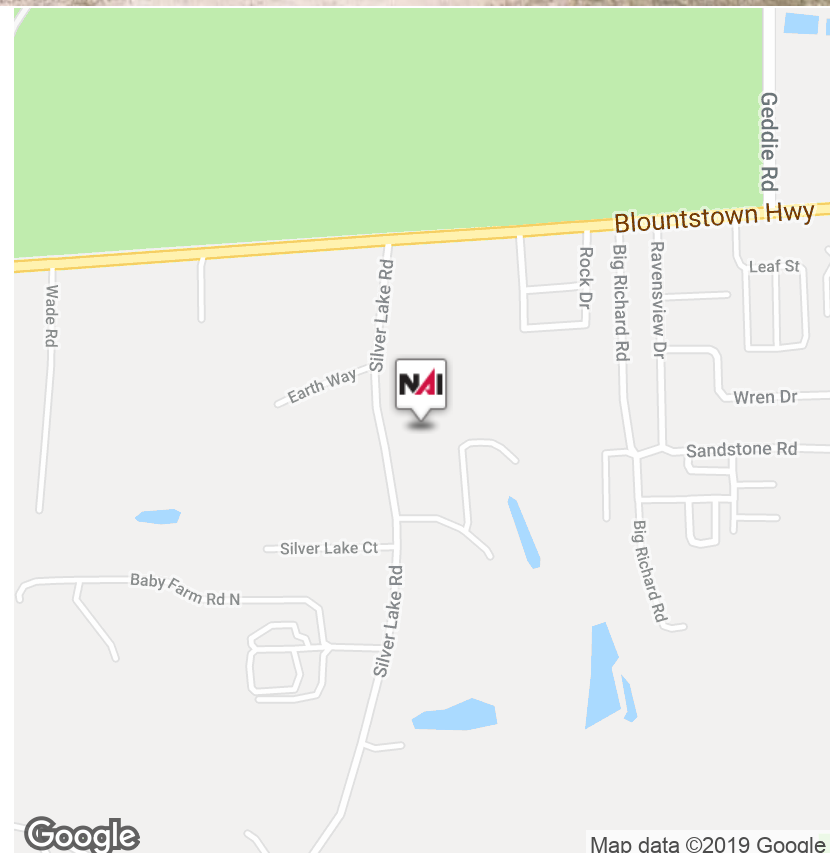
NAITALCOR



Warehouse on 10 Acres | 15,898 SF

Former Herron Steel facility that includes 8,784 SF of light manufacturing area, 870 SF of office and 6,244 SF of partially enclosed canopy area. There is a hoist/pulley system from yard throughout warehouse and the warehouse has drive through capability. Plenty of yard space on this 10 acre site.

- 13 Stall Pole Barn
- 10 Acre Site
- 3 Offices & Parts Room
- Former Steel Fabrication Facility
- Semi Accessible
- 2 Grade Doors & Drive Through in Rear Canopy
- TAX ID# 2235202400000
- Plenty of Yard Space
- 20-24' Eave Height With 30' Apex
- **Sale Price: \$650,000, Lease Rate \$6,000/Mo. NNN**



✉ **Jep Dove**
+1 850 509 1167
jep@talcor.com

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.

📍 **1018 Thomasville Road, Suite 200A**
Tallahassee, FL 32303
+1 850 224 2300 | TALCOR.COM

FOR SALE

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Aerial



Hoist/Pulley System



Yard



Office



Pole Barn



Drive Thru

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SURVEY

1645 Silver Lake Road Tallahassee, FL 32310

LEGAL DESCRIPTIONS:

PARCEL 1

PER O.R. BOOK 263, PAGE 379

Commence at the Northwest corner of the Southwest Quarter of Southwest Quarter of Section 35, Township 1 North, Range 2 West, and run thence North 0 degrees 12 minutes West 268.0 feet; thence East 131.05 feet to the East right of way of State Road No. 260 for a point of beginning. From said point of beginning continue East 332.85 feet; thence North 0 degrees 12 minutes West 1050.42 feet to a point on the North boundary of the Southwest Quarter of Section 35, Township 1 North, Range 2 West; thence South 89 degrees 57 minutes West along the North boundary of the said Southwest Quarter of Section 35 a distance of 454.0 feet to the East right of way of State Road No. 260, thence South and Southeast along said East right of way 1060.0 feet more or less to the point of beginning, containing 10 acres, more or less.

PARCEL 2

Commence at the Northwest corner of the Southwest Quarter of Southwest Quarter of Section 35, Township 1 North, Range 2 West, and run thence North 0 degrees 12 minutes West 268.0 feet;

Thence run East 131.05 feet to a 4 inch concrete monument *1254, found on the East right of way of State Road No. 260 (Silver Lake Road), said point also marking the Southwest corner of lands described in Official Records Book 263, page 379 of the Public Records of Leon County, Florida;

Thence continue along the South Boundary of said lands East 332.83 feet to a disturbed 4 inch concrete monument, found, marking the Southeast corner of said lands, said point also marking the Point of Beginning;

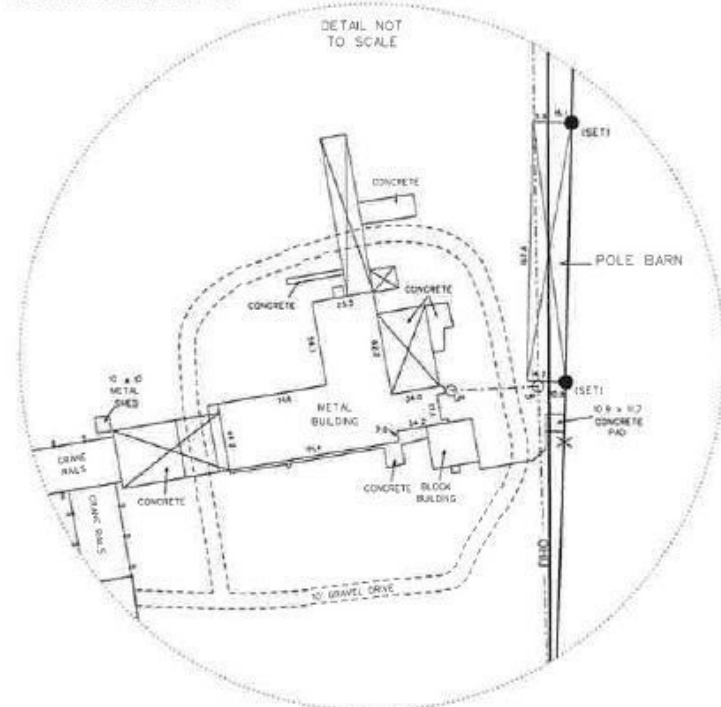
From said Point of Beginning run North 01 degrees 54 minutes 36 seconds East 293.13 feet to a 5/8 inch iron bar and cap *6297, set at the Southeast corner of a pole barn; Thence run along the East wall of said barn North 01 degrees 15 minutes 23 seconds East 167.79 feet to a 5/8 inch iron bar and cap *6297, set at the Northeast corner of said barn;

Thence run North 01 degrees 29 minutes 13 seconds East 588.47 feet to a 5/8 inch iron bar and cap *6297, set;

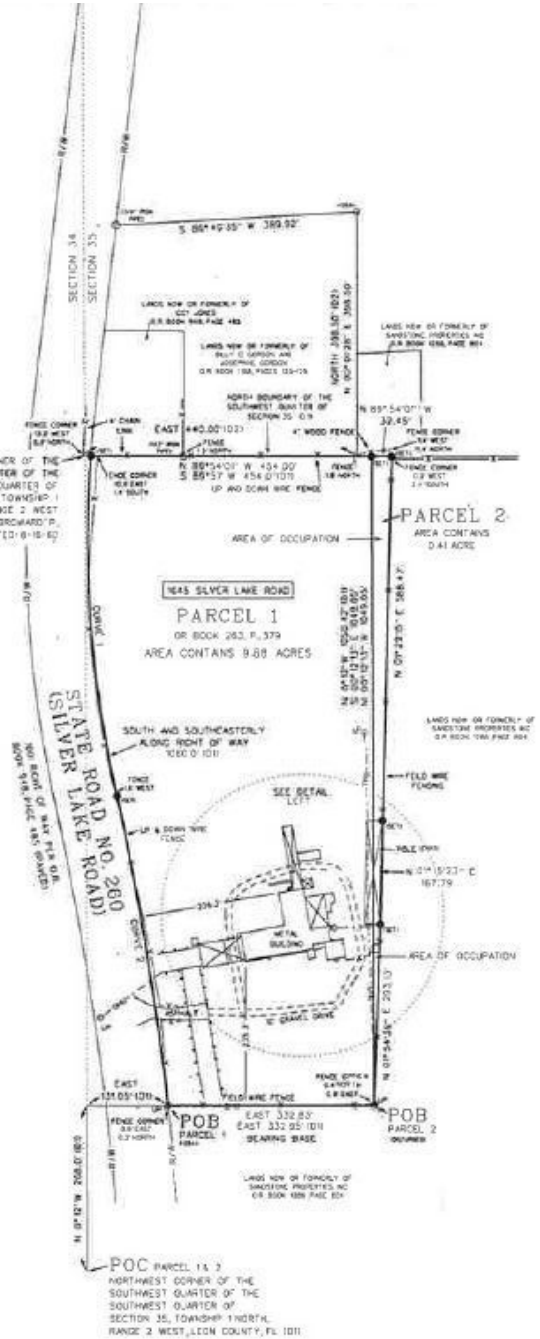
Thence run North 89 degrees 54 minutes 01 seconds West 32.45 feet to a 5/8 inch iron bar and cap *6297, set at the Southeast corner of said lands recorded in Official Records Book 263, page 379 of said Public Records;

Thence run along the East line of said lands South 00 degrees 12 minutes 13 seconds West 1049.05 feet to said Point of Beginning.

Area contains 0.41 acre, more or less.



SIGNATURE _____
DOUGLAS W. NUNAMAKER, PSM



NOT VALID WITHOUT
SIGNATURE AND
RUBBED SEAL