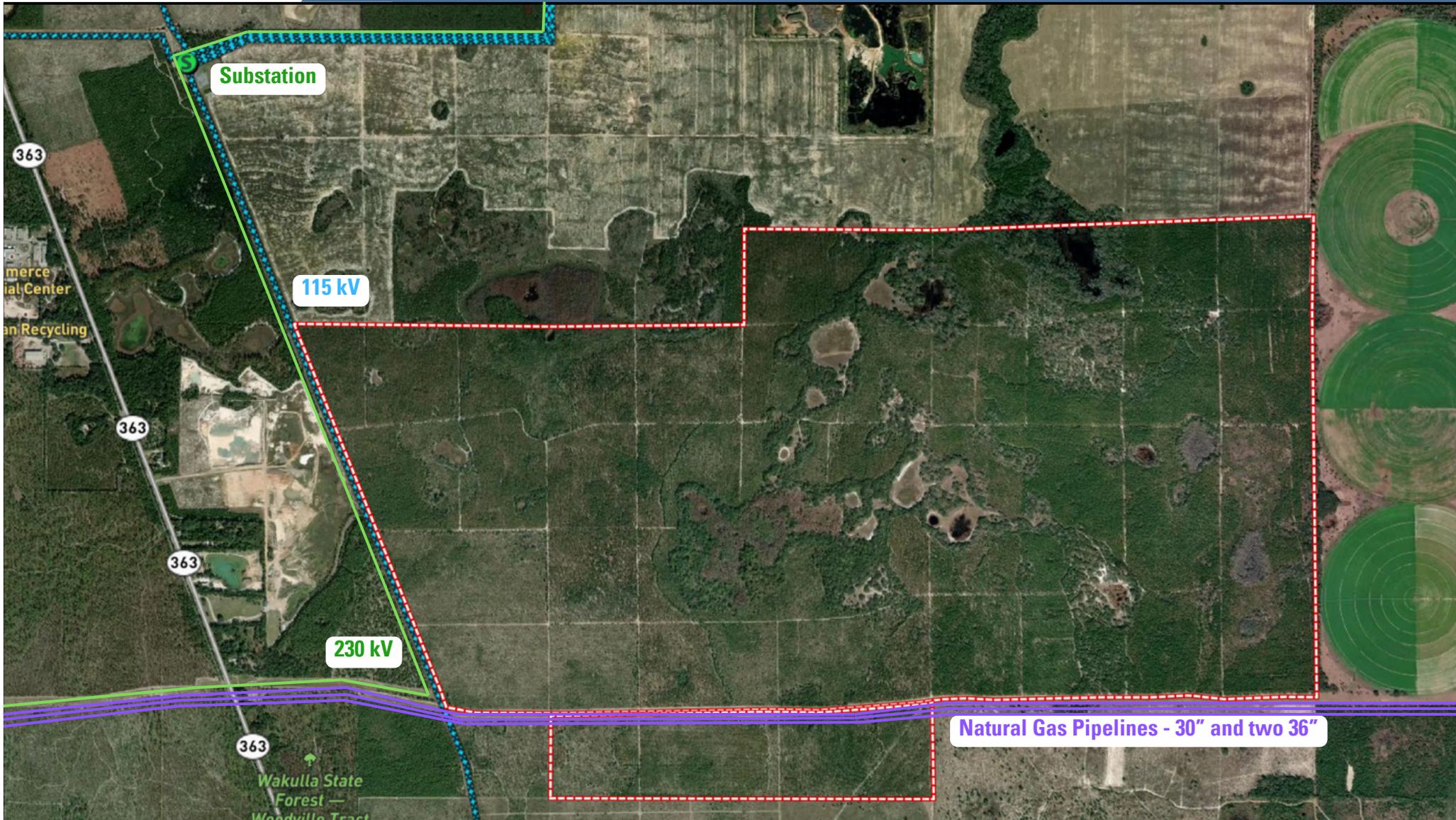


SugarOak
Realty, LLC®

LUTTERLOH POND INDUSTRIAL SITE

FOR SALE: LEON COUNTY, FLORIDA | : 1,978.26 ± AC



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Strategic Location Highlights:

- Proximate to Florida State University
- Access to Tallahassee's skilled labor pool
- Immediate access to I-10, providing regional connectivity to Jacksonville, Pensacola, Atlanta, and the Gulf Coast industrial corridor

Property Overview:

- Total Assemblage Size: ±1,978.26 Acres
- County: Leon County, Florida
- Zoning: R – Rural
- Topography: Gently rolling terrain

Parcel Breakdown:

- 31-32-20-401-000.0 — ±334.02 Acres
- 31-33-20-002-000.0 — ±778.80 Acres
- 31-34-20-002-000.0 — ±629.89 Acres
- 31-27-20-004-000.0 — ±235.55 Acres

Infrastructure & Utilities:

- Regional long-haul fiber routes operate along major corridors proximate to the site
- Three high-pressure transmission pipelines: One 30" line & Two 36" lines
- High-voltage transmission corridor adjacent to and crossing portions of the assemblage (115 kV & 230 kV)

