



FOR LEASE/SALE

■ 2920 Alt US 27 S

Sebring, FL 33870

PROPERTY OVERVIEW

Prime Commercial Warehouse – Sebring, FL

15,277 SF commercial warehouse on a 1.64+/- acre lot in Sebring, FL, perfect for trades, storage, retail, motorsports, or equipment sales/repair. Features include eight oversized bay doors, a showroom with office space, and 1+/- acre of surplus land for storage, parking, or future development. Centrally located, it offers easy access to major routes and the motorsports community. This versatile property is ideal for business owners or investors.

OFFERING SUMMARY

Building Size:	15,277 SF
Land Size:	1.64 Acres
Zoning:	C-1 Commercial
Traffic Count:	16,200 AADT

LEASE RATE

\$10.00 SF/yr (NNN)

SALE RATE

\$2,150,000



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SLC Commercial
Realty & Development



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Highlights

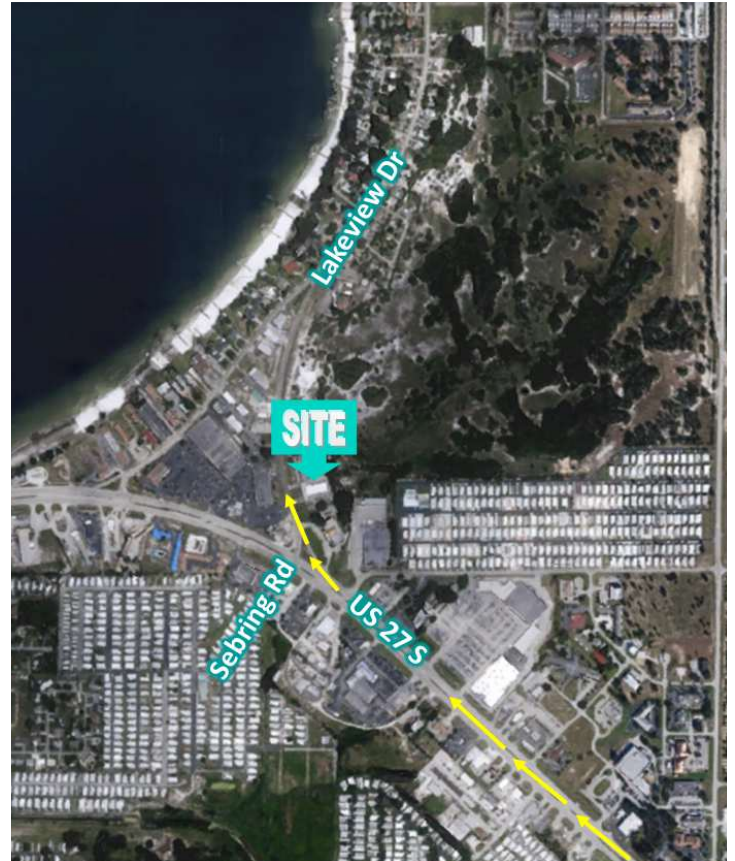
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Property Address:	2920 Alt US 27 S, Sebring, FL 33870
APN:	S-32-34-29-A00-0051-0000
Lot Size:	1.64 AC
Building Size:	15,277 SF
Zoning:	C-1 Commercial
Cross Streets:	Alt US-27 S and Sebring Dr
Year Built:	1968
Power:	3-Phase, 120V

LOCATION OVERVIEW

Located on the East side of Alt US Hwy-27 S, 200 Ft North of Sebring Drive / US Hwy-27 S and 0.25 Miles South of Lakeview Dr.



PROPERTY HIGHLIGHTS

- Spacious Warehouse: Expansive area with 8 oversized grade level bay doors, ensuring seamless loading and unloading for large vehicles and equipment.
- Showroom & Office Space: Includes ample space to showcase your products and operate your business efficiently, catering to customer and administrative needs.
- Surplus Land: Approximately 1+/- acre of extra land, offering potential for additional storage, parking, or future development.
- Location Advantage: Centrally located in Sebring, providing easy access to major routes, local markets, and the region's motorsports community.

Property Details

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LEASE RATE	\$10.00 SF/YR
SALE RATE	\$2,150,000

Location Information

Street Address	2920 Alt US 27 S
City, State, Zip	Sebring, FL 33870
County/Township	Highlands
Market	Sebring
Cross Streets	Alt US-27 S and Sebring Dr
Road Type	Paved
Market Type	Small
Nearest Highway	US 27 S and US 98
Nearest Airport	Sebring Airport Authority

Building Information

Building Size	15,277 SF
Tenancy	Single
Year Built	1968
Last Renovated	2023
Gross Leasable Area	15,277 SF
Construction Status	Existing
Parking Type	Surface
Handicap Access	Yes
Roof	Metal
Free Standing	Yes
Building Class	C
Number Of Buildings	1

Property Details

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Lot Size	1.64 Acres
APN#	S-32-34-29-A00-0051-0000
Traffic Count	16,200 AADT
Traffic Count Street	Alt US 27 S

Parking & Transportation

Street Parking	Yes
Parking Type	Surface

Utilities & Amenities

Handicap Access	Yes
Power	3-Phase, 120V
Sewer	Highlands County Utilities
Water	Highlands County Utilities
Electricity	Duke Energy

Zoning / Land Use Details

Zoning	C-1 Commercial
Land Use	Commercial

Exterior Photos

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Exterior Photos

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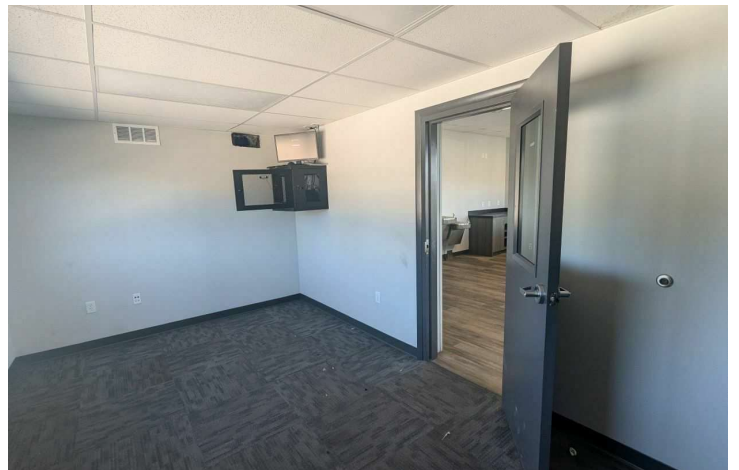
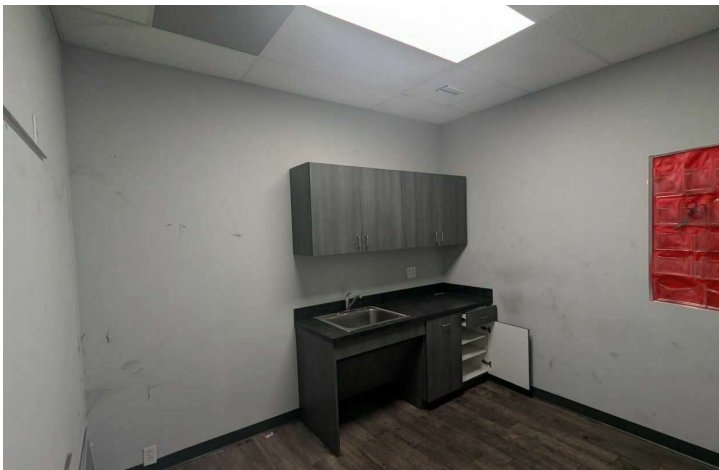
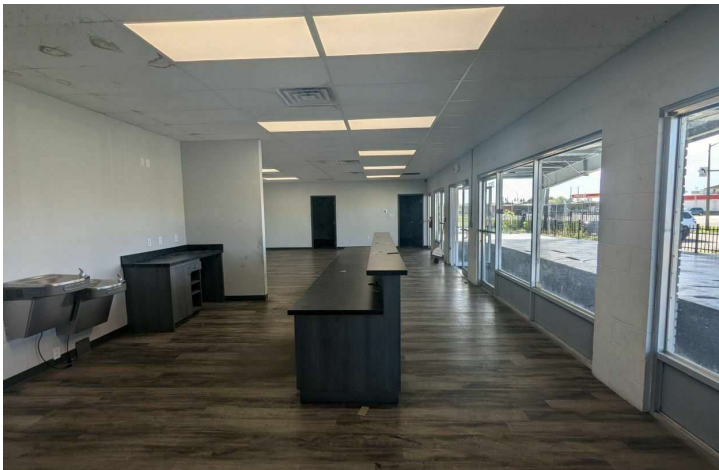
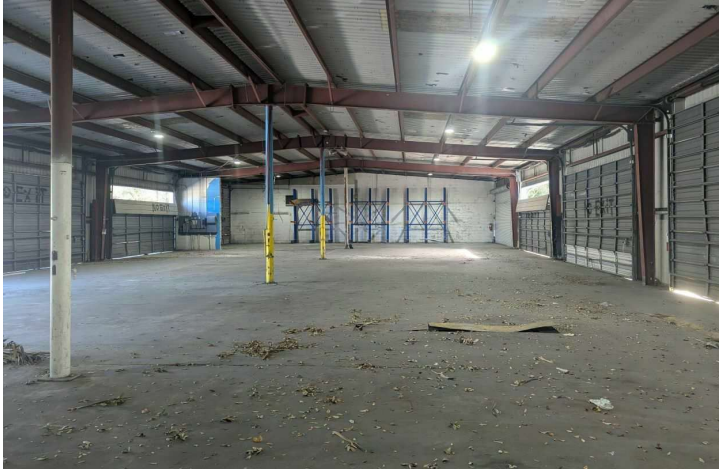
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Interior Photos

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Permitted Uses

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Sec. 26-140. - C-1 commercial district.

Uses permitted. Uses permitted in the C-1 district are:

- *Any use permitted in the R-3 district excluding single-family homes, group homes, and community residential homes.
- *Agencies, including financial institutions, insurance, rental and real estate offices.
- *Personal service establishments, including barbershops and beauty shops, clinics.
- *Offices, including medical, dental, legal, scientific, engineering, fine arts and literary offices but not including fortunetellers or psychics.
- *Trade service establishments, including cleaning and dyeing, hand laundries, shops for the sale and repair of lawnmowers, batteries, radios, bicycles, guns, shoes, trees, typewriters, watches and jewelry and other mechanisms, shops for interior decorators, painters, paper hangers and plumbers, addressing and mailing, advertising and distributing, multi-graphing, printing and photography, and laboratories where the items being sold or service are housed primarily within a building, car care centers or car washes, automobile filling and parking stations, and automobile sales rooms.
- *Vocational schools, including trade, secretarial, art, professional, music, dancing and dramatic schools.
- *Commercial amusements, including theaters, ballrooms, commercial games and sports.
- *Retail stores, including department stores, drug stores, restaurants and cafes where the materials for sale are housed primarily within a building, except as permitted by [section 26-232](#), lumberyards, junk dealers, recycling centers, new or used building material yards, or auto paint and body shops.
- *Sidewalk cafes with special permit issued under section 22-30 of this Code.
- *Child care facilities.
- *Motels and hotels.
- *Mini storage (self storage/mini warehouse).
- *Building height limit. The maximum building height shall be 50 feet.
- *Building site area. No minimum requirements, except that in no case shall a single-family, two-family or multiple-family dwelling be erected on a site that provides an area less per family than is required under the minimum area provisions stipulated for R-1, R-2 and R-3 districts.
- *Front yard area. No front yard is required except for dwellings; and in such cases, the provisions pertinent to the class of dwelling erected shall govern.
- *Side yard area. No side yard area is required for commercial buildings. In case of dwellings, the provisions pertinent to the class of dwelling erected shall govern.
- *Rear yard area. There shall be a rear yard not less than 20 feet in depth.
- *Impervious surface. New developments shall not exceed 70 percent impervious surface on the site except in the case where an existing building has been destroyed by an act of nature. In such cases, a building of the same size as that destroyed may be replaced.
- *Open space. All multi-family and nonresidential development shall provide a minimum of ten percent open space.
- *Conditional uses permitted in the C-1 district. Permitted only by conditional use permit, pursuant to the requirements set forth in section 26-41:
- *PWS facilities pursuant to the standards contained within chapter 19.

Additional Permitted Uses

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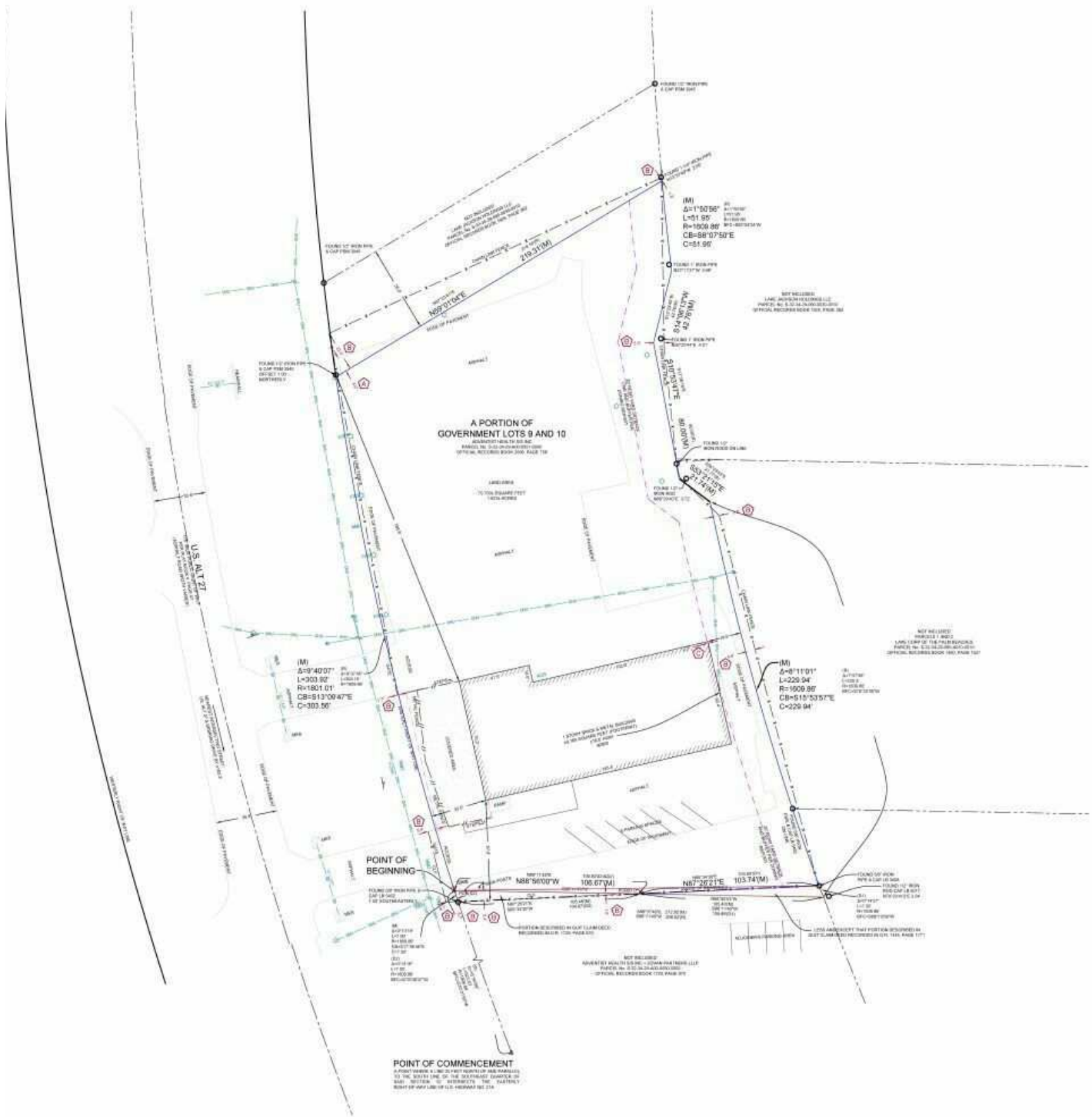
Uses permitted. Uses permitted in the R-3 district are:

- *Any use permitted in R-2 district, subject to the limitations, requirements and procedures specified for such use, unless such use is specifically permitted in this district.
- *Two-family dwelling which may be under multiple ownership with proper fire separation as required under section 704.4 standard building code; multiple-family dwellings which may be under multiple ownership with proper fire separation as required under section 704.4 standard building code; apartment houses; cooperative apartments; motels and hotels; tourist home; boardinghouse.
- *Hospitals.
- *Orphanages.
- *Private club; lodge; fraternity; sorority and other similar uses not operated for profit.
- *Institutions of an educational; philanthropic or eleemosynary character; not operated for profit; other than penal or correctional institutions or vocational or trade schools.
- *Colleges and universities offering courses of study leading to an academic degree and meeting the requirements of the Southern Association of Colleges and Secondary Schools.
- *Medical or dental office or clinic.
- *Schools, public, and private. (see in definitions # 263).
- *Nursery school or child care center, when building is located not less than 20 feet from any other lot in a residential district, enclosed by a fence not less than five feet in height.
- *Community garage for parking.
- *Central wastewater treatment and water treatment facilities serving a single development.
- *Assisted living facility (see definition # 26A).
- *Boarding home for sheltered care (see definition # 32A).
- *Community residences for the developmentally disabled (see definition # 55A).
- *Community residential home for up to 14 unrelated residents (see definition # 55B).
- *Community shelters for victims of domestic violence (see definition # 55C).
- *Congregate living facility (see definition # 62A).
- *Continuing care retirement community (see definition # 67A).
- *Convalescent home (see definition # 70).
- *Extended care facility (see definition # 114A).
- *Health services (see definition # 143).
- *Intermediate care facility (see definition # 157A).
- *Nursing home (see definition # 211).
- *Residential health care facility (see definition # 250A).
- *Sanitarium (see definition # 262).

Site Survey

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Retailer Map

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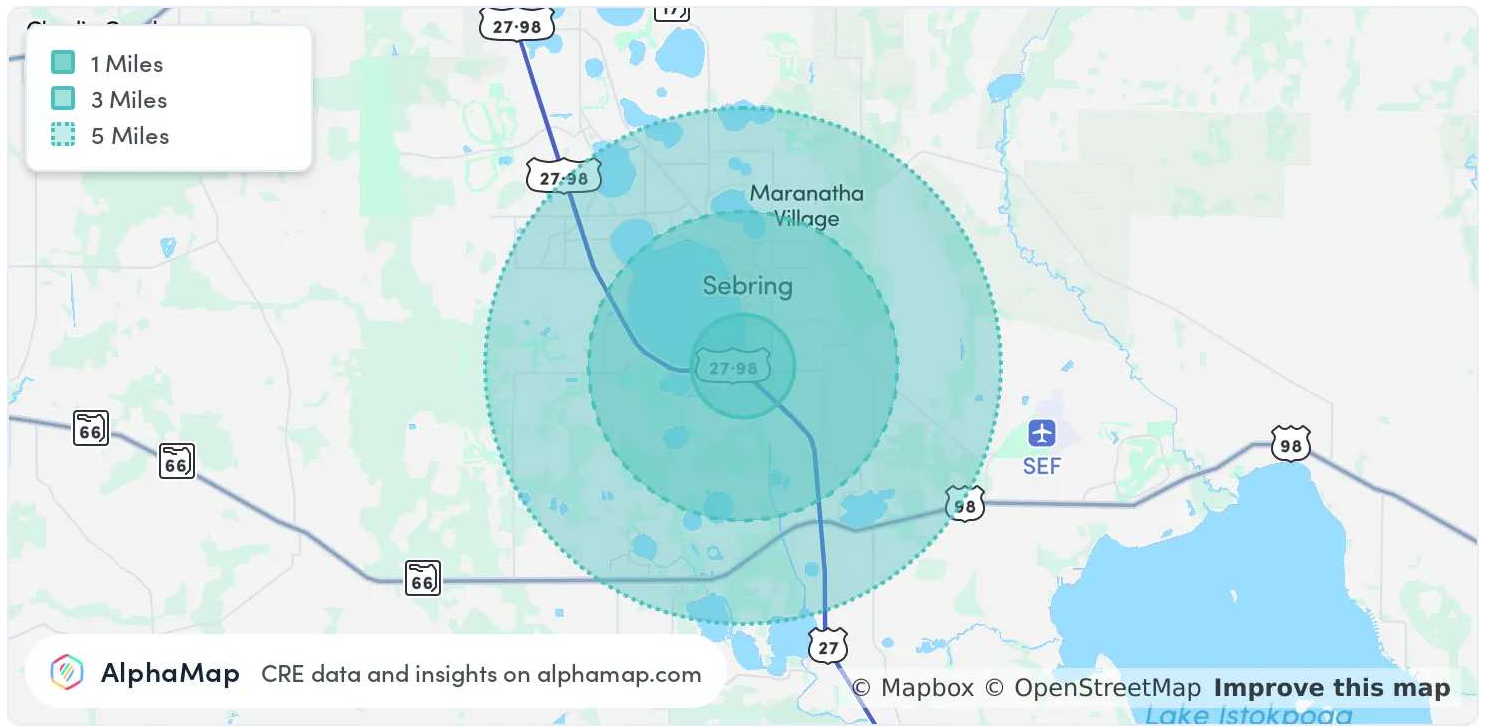
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Area Analytics

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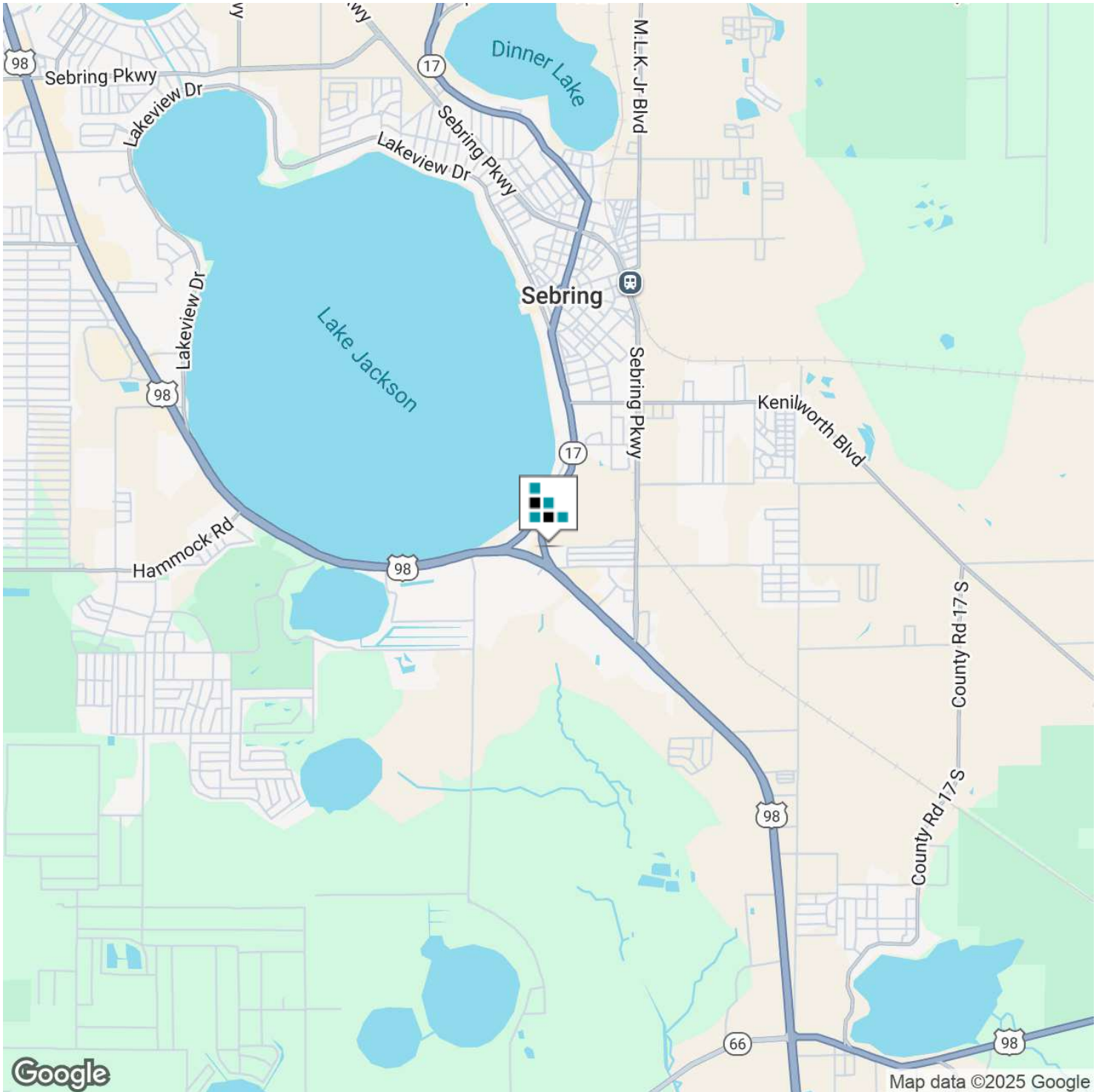
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,911	27,685	48,554
Average Age	54	53	51
Average Age (Male)	54	52	51
Average Age (Female)	55	53	52

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,852	12,738	21,850
Persons per HH	2.1	2.2	2.2
Average HH Income	\$65,797	\$69,177	\$69,060
Average House Value	\$189,581	\$212,251	\$218,191
Per Capita Income	\$31,331	\$31,444	\$31,390

Location Map

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Disclaimer

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This presentation package has been prepared by the company representing the property for informational purposes only and does not purport to contain all information necessary to reach a purchase decision.

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