

FOR LEASE BTS, FOR SALE BTS, OR FOR SALE
SR 50 & KETTERING RD | BROOKSVILLE, FL 34602
+/- 200,000-900,000 SF AVAILABLE

BROOKSVILLE EXCHANGE



RENDERING

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CBRE

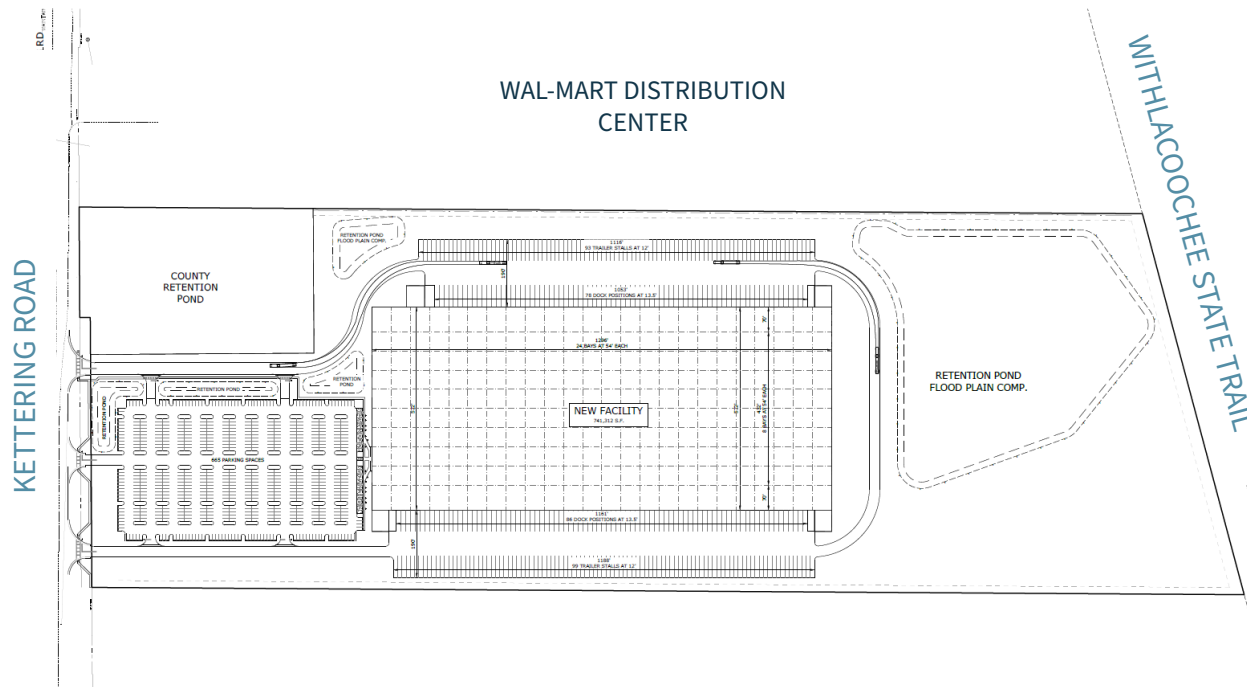


Developed by  **JONES**
DEVELOPMENT

- Focused on Industrial Real Estate for over **45 years** - has a strong nationwide presence & experience in nearly every aspect of development from ground-up, to value-add, and consulting

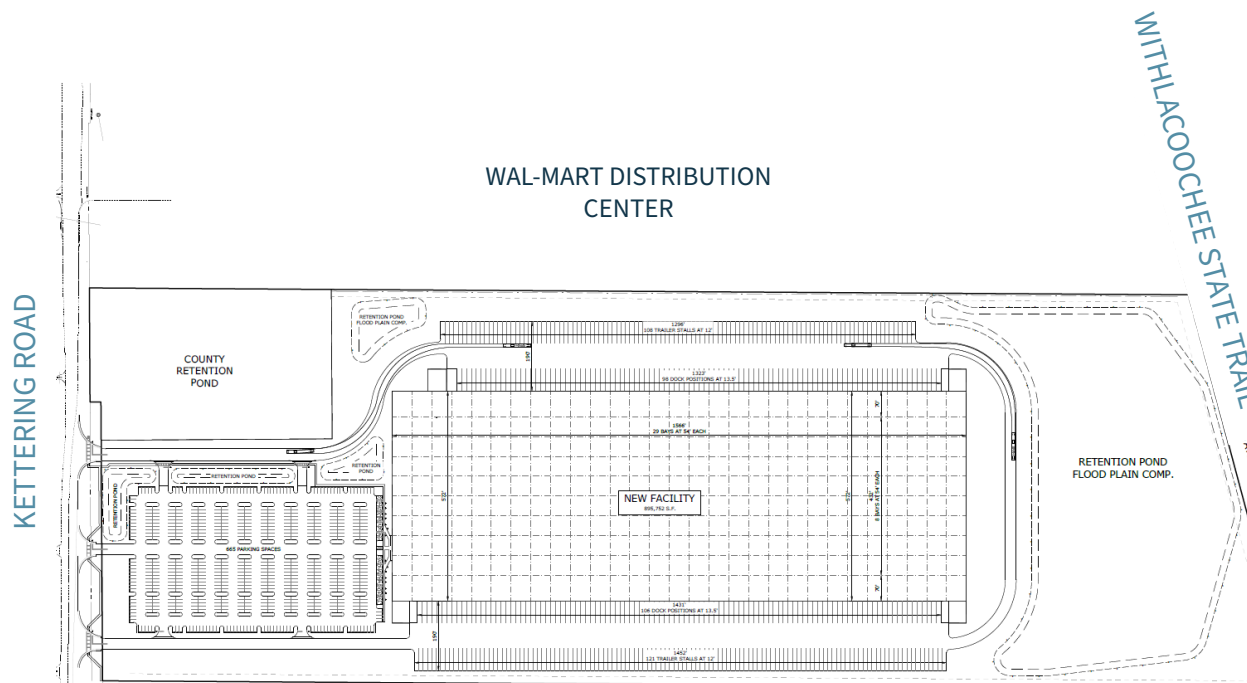
OPPORTUNITY OVERVIEW

- **76.6 AC** Industrial Site
Opportunity in Brooksville, FL
- **+/- 200,000-900,000 SF Available**
For Lease BTS, For Sale BTS, or For Sale
- Located directly adjacent to a Walmart distribution center
- Offering easy access to I-75 & State Route 50, with efficient travel routes throughout Florida
- Zoned Industrial



Concept 1: +/-741,312 SF

- Cross-docking Facility with up to 164 dock positions - 13.5'
- 192 Trailer Stalls - 12'
- 32 Bays - 54' Each
- 665 Car Parking Spaces



Concept 2: +/-895,752 SF

- Cross-docking Facility with up to 204 dock positions - 13.5'
- 229 Trailer Stalls - 12'
- 37 Bays - 54' Each
- 665 Car Parking Spaces



DEMOGRAPHICS (20 Mile Radius)

Avg. HH Income: \$84,236
Population: 284,647
Avg. Housing Value: \$288,654
Employees: 74,164
Housing Units: 89,771
Median Age: 46.4

DEMOGRAPHICS (10 Mile Radius)

Avg. HH Income: \$83,486
Population: 41,628
Avg. Housing Value: \$299,672
Employees: 6,744
Housing Units: 12,944
Median Age: 46.4

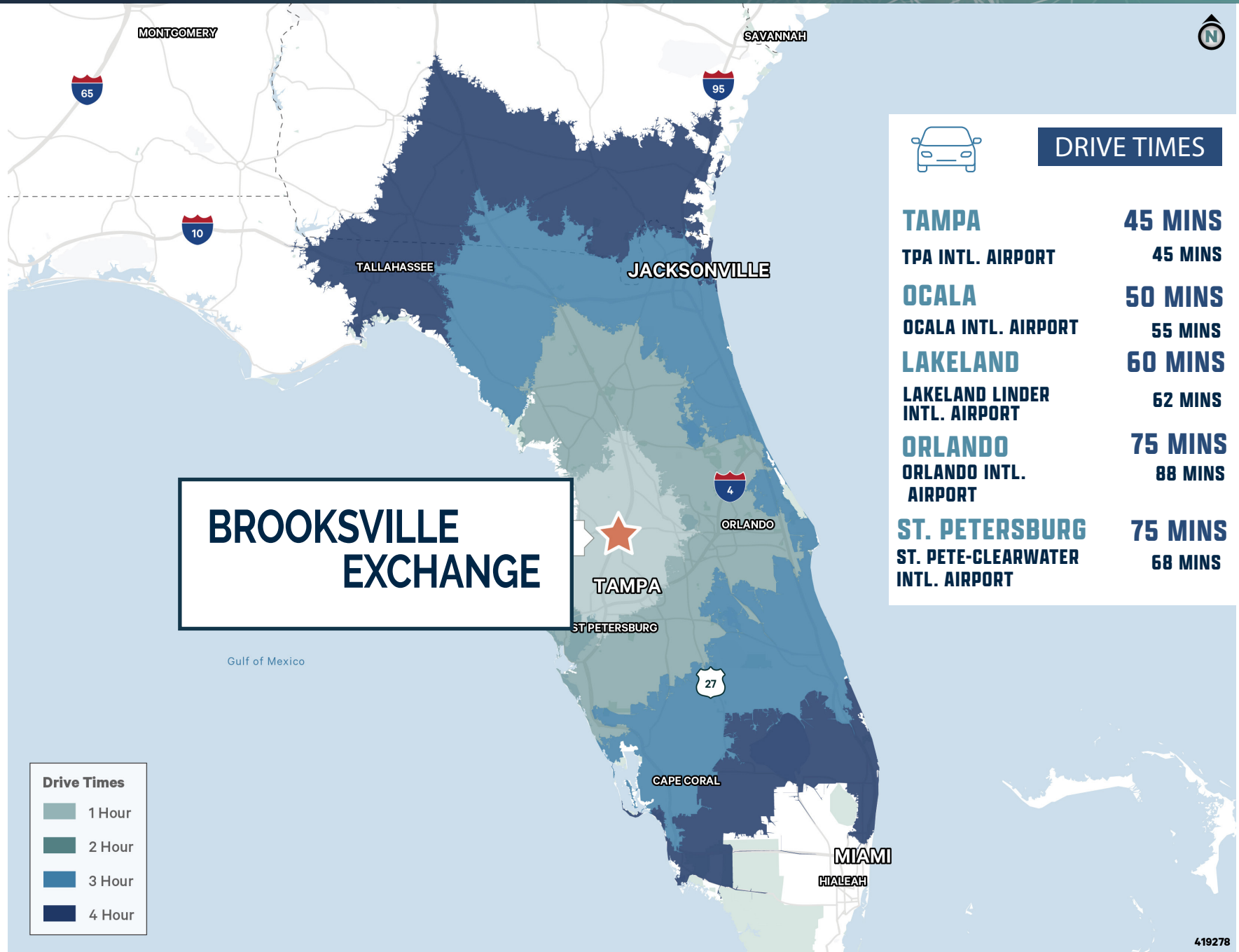
DEMOGRAPHICS (30 Mile Radius)

Avg. HH Income: \$92,999
Population: 1,021,404
Avg. Housing Value: \$321,684
Employees: 240,001
Housing Units: 332,589
Median Age: 46.4

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DRIVE TIME MAP

DRIVE TIMES



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