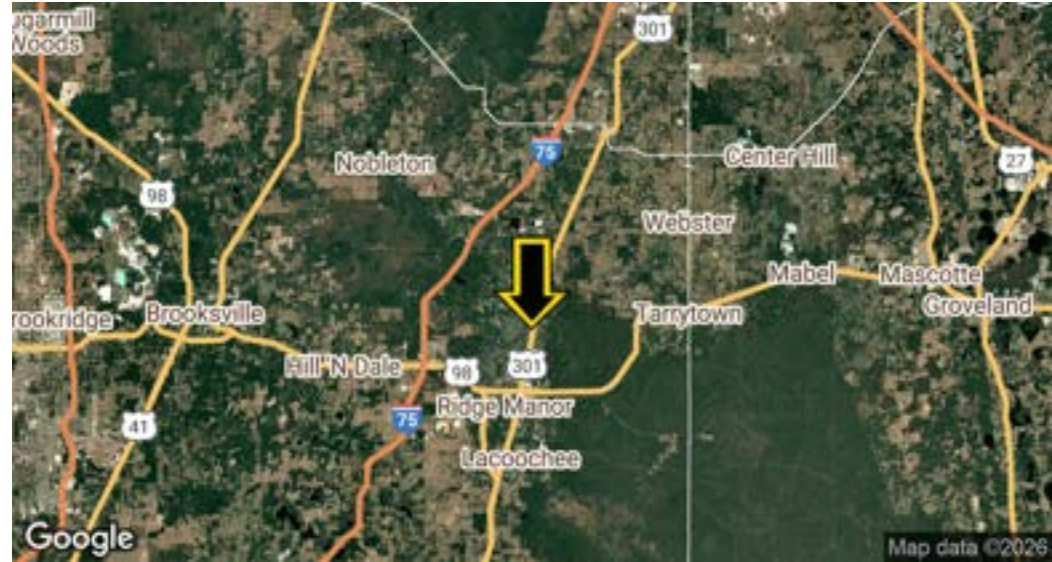


# 8037 TREIMAN BLVD WAREHOUSE

8037 Treiman Blvd, Webster, FL 33597



## OFFERING SUMMARY

Sale Price:	\$1,150,000
Lot Size:	45,783 SF
Building Size:	5,000 SF

## LOCATION DESCRIPTION

Located on the main artery US Hwy 301/ 8037 Treiman Blvd/ just north of Cortez SR 50. A prime investment opportunity for industrial, warehouse, and distribution businesses. The surrounding area is known for its strategic positioning near major transportation routes, including the I-75 and Highway 301, providing seamless access for logistics operations. With its advantageous location and nearby amenities, this property represents a compelling opportunity for investors seeking a purchase where your asset will have major growth over the next decade.

### Georgia Watson

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COMMERCIAL REALTY

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## PROPERTY DESCRIPTION

This prime commercial property at 8037 Treiman Blvd, Webster, FL, is a rare opportunity to secure a brand new 5,000 square foot metal frame building on an approximately 1-acre lot, strategically located on Highway 301, a vital connector between Dade City/Zephyrhills and Ridge Manor communities. The building boasts impressive dimensions of 50x100 feet, with 20-foot sidewalls and a 28-foot peak, offering a clear span for versatile use. It features a 10x15 foot roll-up door at the rear, 3-phase electrical service, two windows, an ADA-compliant bathroom, well and septic systems, underground power, security cameras, and paved parking with four striped spaces, including one handicap space. The 200 feet of fully paved access road that circles the building provides seamless deliveries and additional parking options. Zoned C-1 under Hernando County authority, this property is perfectly suited for various commercial applications. The sellers have invested significant time and effort, spending three years on planning, permitting, and constructing this multi-use building.

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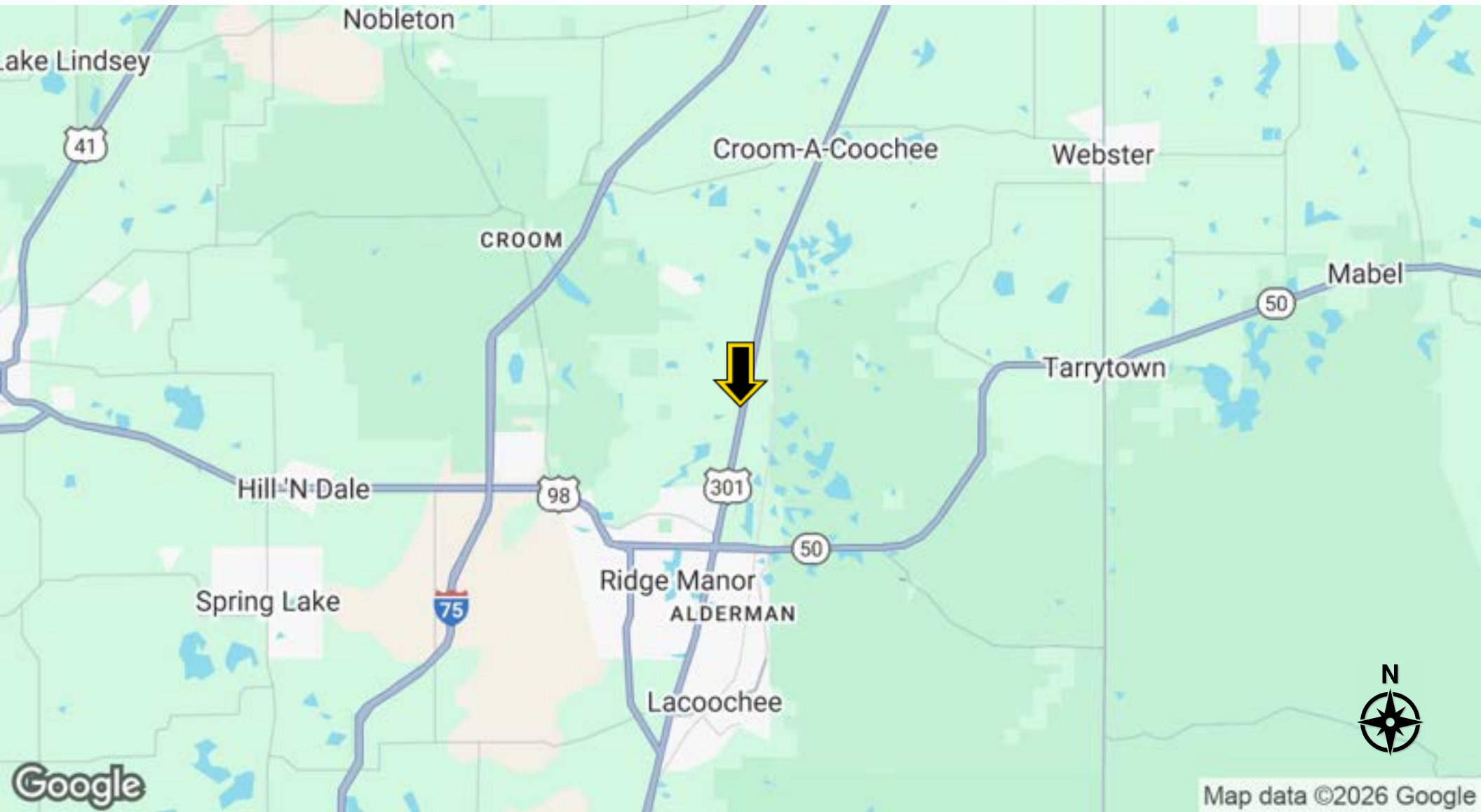
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