



For Sale / Lease



Sebring 15,277 SF Commercial Warehouse

2920 ALT US HIGHWAY 27 SOUTH, SEBRING, FL 33870

PRESENTED BY:

SAM ZUKER
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2920 Alt US Highway 27 South, Sebring, FL 33870



OFFERING SUMMARY

SALE PRICE:	\$1,950,000
LEASE RATE:	\$10 SF/yr (NNN)
BUILDING SIZE:	15,277 SF
LOT SIZE:	1.64 Acres
PRICE / SF:	\$127.64
YEAR BUILT:	1968
RENOVATED:	2023
ZONING:	C-1 Commercial
TRAFFIC COUNT:	15,500
APN:	S-32-34-29-A00-0051-0000

PROPERTY OVERVIEW

Prime 15,277 SF commercial warehouse situated on a 1.64± acre lot in the heart of Sebring, FL. This versatile property is well suited for a wide range of uses including trades, storage, retail, motorsports, equipment sales, or repair operations. The building features eight oversized bay doors, a functional showroom with office space, and approximately 1± acre of surplus land ideal for outdoor storage, additional parking, or future development.

Centrally located within Sebring, the property offers convenient access to major highways and transportation routes, making it easy to service much of Florida. Sebring is an emerging commercial market that continues to gain attention and investment, highlighted by its downtown being featured on the HGTV series Home Town Takeover. The property also benefits from proximity to Sebring's well-known motorsports community and regional attractions.

With its strategic location, flexible layout, and additional land for expansion, this property presents an excellent opportunity for owner-users, automotive or motorsports businesses, contractors, or investors seeking a well-positioned asset in a growing Central Florida market.



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BUILDING NAME	Sebring 15,277 SF Commercial Warehouse
PROPERTY TYPE	Industrial
PROPERTY SUBTYPE	Warehouse/Distribution
APN	S-32-34-29-A00-0051-0000
BUILDING SIZE	15,277 SF
LOT SIZE	1.64 Acres
YEAR BUILT	1968
YEAR LAST RENOVATED	2023
CONSTRUCTION STATUS	Existing
ROOF	Metal
FREE STANDING	Yes
NUMBER OF BUILDINGS	1

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.



- **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.



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SALE PRICE **\$1,950,000**

LEASE RATE **\$10 SF/YR**

LOCATION INFORMATION

BUILDING NAME Sebring 15,277 SF Commercial Warehouse

STREET ADDRESS 2920 Alt US Highway 27 South

CITY, STATE, ZIP Sebring, FL 33870

COUNTY Highlands

ROAD TYPE Paved

NEAREST HIGHWAY US Highway 27 S

NEAREST AIRPORT Sebring Regional Airport

BUILDING INFORMATION

BUILDING SIZE 15,277 SF

NUMBER OF GRADE LEVEL DOORS 8

YEAR BUILT 1968

YEAR LAST RENOVATED 2023

GROSS LEASABLE AREA 15,277 SF

CONSTRUCTION STATUS Existing

ROOF Metal

FREE STANDING Yes

NUMBER OF BUILDINGS 1

PROPERTY INFORMATION

PROPERTY TYPE Industrial

PROPERTY SUBTYPE Warehouse/Distribution

ZONING C-1 Commercial

LAND USE Commercial

LOT SIZE 1.64 Acres

APN # S-32-34-29-A00-0051-0000

TRAFFIC COUNT 15500

TRAFFIC COUNT STREET Alt US Hwy 27 S

PARKING & TRANSPORTATION

PARKING TYPE Surface

UTILITIES & AMENITIES

HANDICAP ACCESS Yes

POWER 3-Phase, 120V

ELECTRICITY Duke Energy

WATER Highlands County Utilities

SEWER Highlands County Utilities



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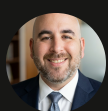
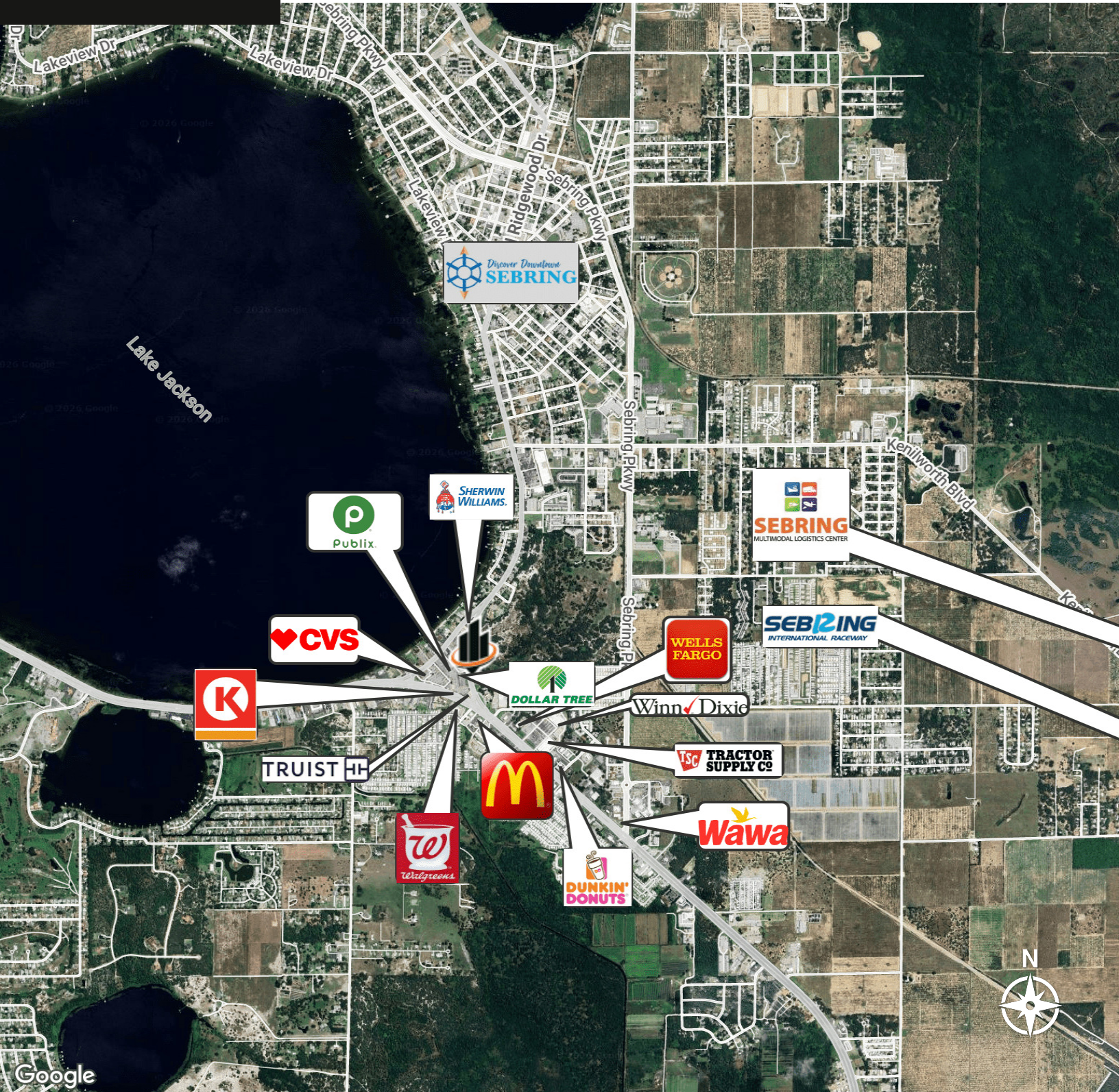
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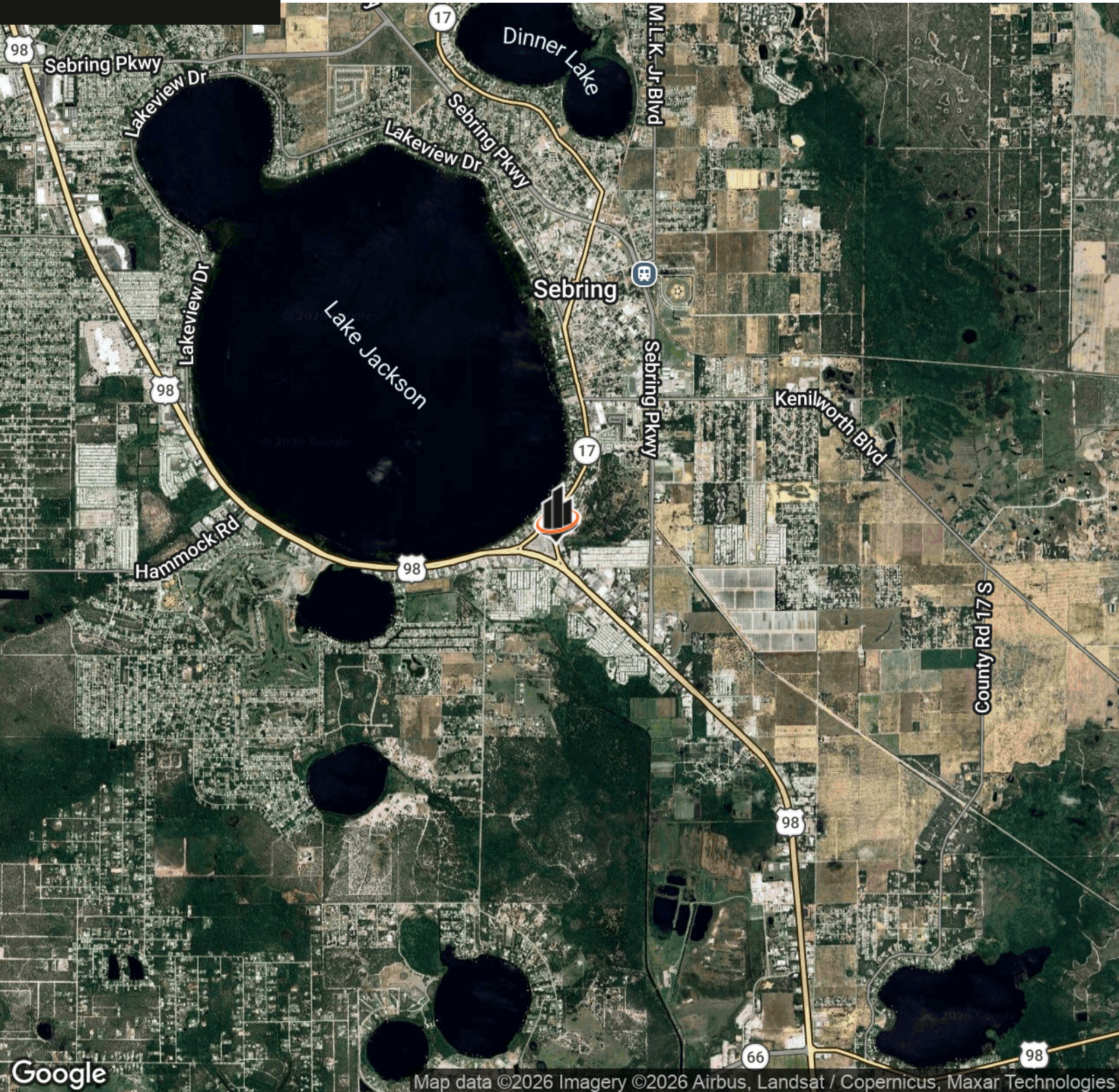
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Google

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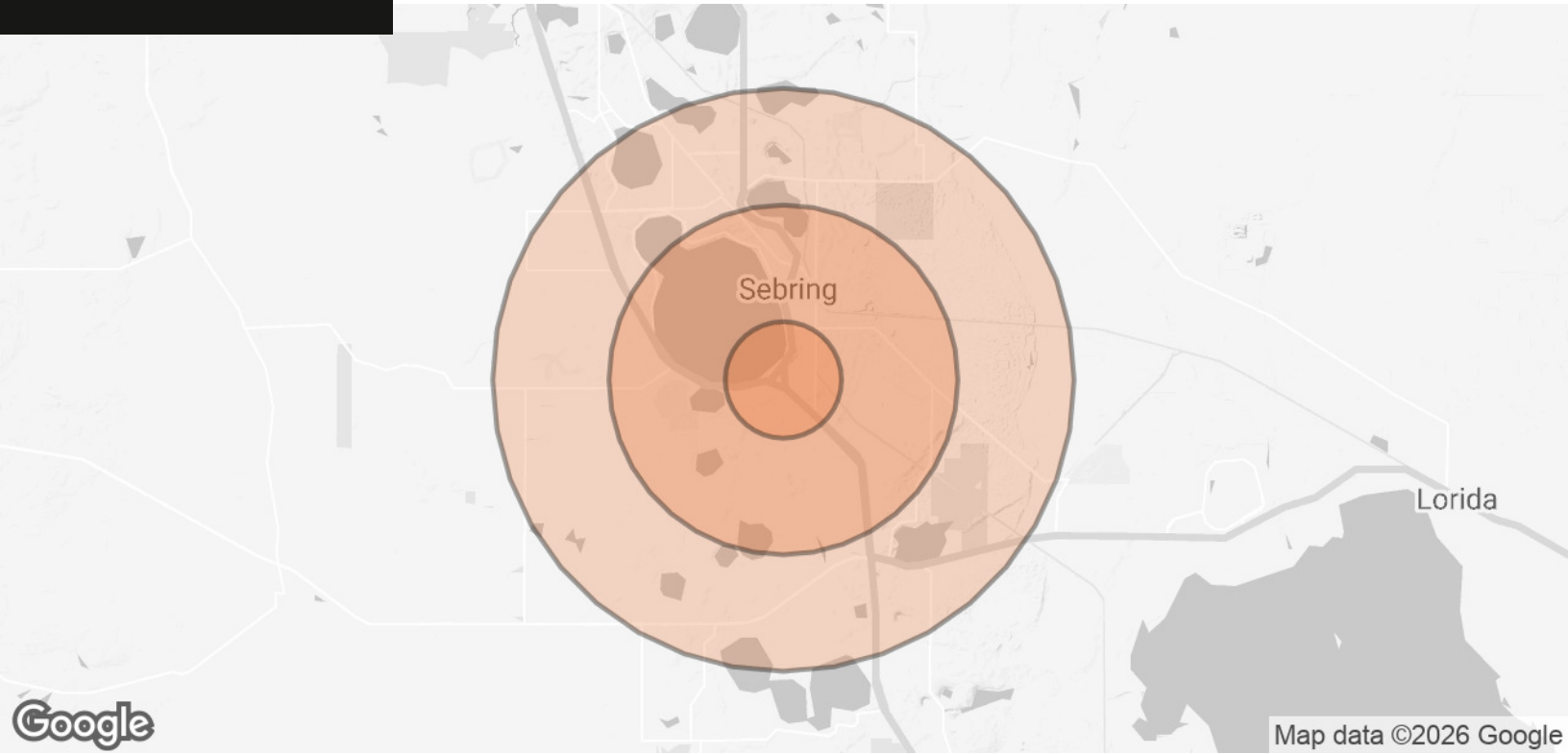


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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,792	18,877	37,879
AVERAGE AGE	61.2	51.5	52.0
AVERAGE AGE (MALE)	62.7	50.3	50.1
AVERAGE AGE (FEMALE)	59.6	50.7	51.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	959	8,514	16,671
# OF PERSONS PER HH	1.9	2.2	2.3
AVERAGE HH INCOME	\$60,229	\$67,554	\$73,202
AVERAGE HOUSE VALUE	\$181,411	\$164,534	\$179,507

2023 American Community Survey (ACS)



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