ENGEL&VÖLKERS® PIXLEY-BERKOWITZ TEAM

FOR SALE \$1,950,000 0 Old Hwy 37 Mulberry, FL 33860 INDUSTRIAL OFFICE w/SECURED OUTDOOR STORAGE





PROPERTY FEATURES

- +/- 4.56 Acres Secured Outdoor Storage Yard
- 2,000 SF Office Building
 5 Offices + Lobby + Break
 Room + 2 Restrooms
- New Construction Delivery Q1 - 2025

• Zoning: Heavy Industrial

• Ideal Uses: Tractor Trailer Parking, Laydown Yard, Contractors Yard, etc

• Short drive times to I-4 (25 min) I-75 (40 min) Port of Tampa (50 min) Port of Manatee (55 min) and Orlando (1 hr).

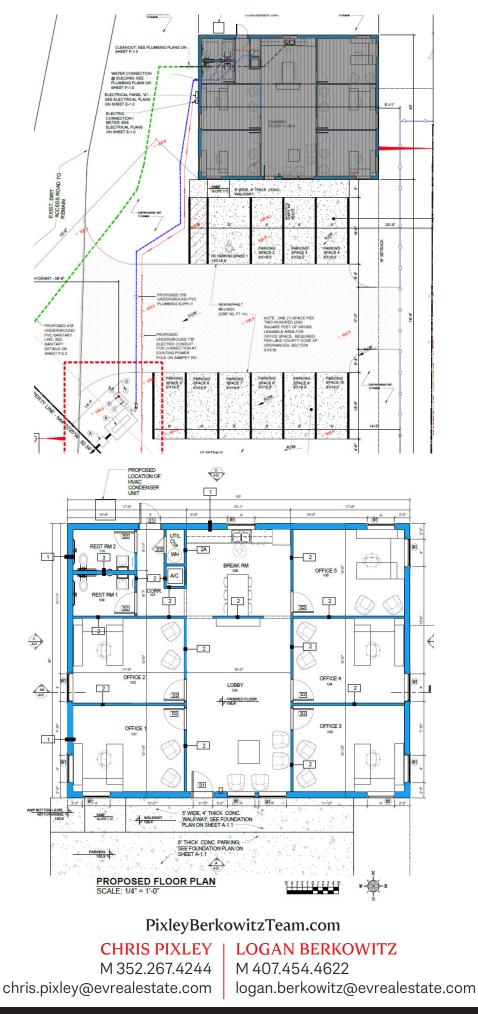
ABOUT THE PROPERTY

The Pixley Berkowitz Team with Engel & Völkers presents a incredible opportunity to purchase a +/- 4.56-acre secured outdoor storage facility with a 2,000 SF office building in Mulberry. Construction begins in Q2 2024 with estimated delivery in Q1 2025. The property features a 2,000 SF office building with 5 offices, a lobby, break room, and 2 restrooms. Ideal for tractor-trailer parking (85 spaces proposed), laydown yard, contractors yard, container storage (multi-level), and other outdoor storage needs. Prime location with short drive times to I-4 (25 min), I-75 (40 min), Port of Tampa (50 min), Port of Manatee (55 min), and Orlando (1 hr). Secure this rare property now while construction finishes.

PixleyBerkowitzTeam.com

CHRIS PIXLEY M 352.267.4244 chris.pixley@evrealestate.com LOGAN BERKOWITZ M 407.454.4622 logan.berkowitz@evrealestate.com

400 Canal Street | New Smyrna Beach | FL 32168 | O 386.213.6899



400 Canal Street | New Smyrna Beach | FL 32168 | O 386.213.6899