

# MULTI-USE INDUSTRIAL FLEX WAREHOUSE

956 S US Highway 41, Inverness, FL 34450



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**COMMERCIAL.**

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## MULTI-USE INDUSTRIAL FLEX WAREHOUSE





## PROPERTY INFORMATION

*Call for Rate*

### PROPERTY ADDRESS

*956 S US Highway 41, Inverness, FL 34450*

### RENTABLE AREA

*17,920 Sq. Ft.*

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### Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited..

# PROPERTY OVERVIEW

## Property Highlights:

- Total Area: 0.61 Acres
- Net Rentable: 17,920 Sq. Ft.
- Zoning: GNC
- Subtype: Industrial/Flex Space
- Parking Spaces: 15
- Tenancy: Vacant



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# PROPERTY DETAILS

## Prime Industrial Space By US Highway 44

Ready for immediate occupancy, this multi-use industrial building boasts over 17,920 SF, comprising 3,500 SF of office space and 14,420 SF of warehouse space, providing all the essential amenities for your business operations. The zoning allows for light manufacturing and product distribution via the federal US Highway 41, which experiences a traffic volume of 25,500 AADT.

The newly renovated interior office space is designed to enhance your work environment, featuring 5 private offices, a conference room, a mail room, a spacious breakroom, 3 restrooms, and comprehensive CAT 5 internet wiring throughout.

In addition to the office space, the property offers a versatile two-section warehouse, totaling 14,420 SF of flex warehouse space and broken down as follows:

**Section 1** encompasses a 3,570 SF production area at ground level, equipped with a 3-phase 600 AMP electrical supply, 13' clear ceiling heights, roof-mounted and wall-installed ventilation systems, a shop office, and convenient access to water.

**Section 2** encompasses a 10,850 SF warehouse space with 20' clear ceiling heights, a 400 AMP electrical supply, Dock High, and a semi-ready loading dock complete with a leveler. This section also includes a single 10'x12' manual receiving door for efficient product handling.

Situated on a strategically located .61-acre lot, zoned GNC Commercial, with 80' of road frontage along US Hwy 41 S, the property offers easy accessibility via Hwy 41. Convenient connections to key logistic paths, including SR 44 (1 mile), SR 200 (7.4 miles), CR 491 (11.3 miles), Suncoast Parkway/589 Toll Road (13 miles), and US 19 (19.4 miles), make it an ideal hub for your business needs.

The property's prime location on the Gulf Coast of Florida provides easy access to the tri-counties of Citrus, Marion, and Hernando, catering to a range of service-based, light assembly, industrial, and distribution requirements.

# PROPERTY DETAILS

Join the flourishing growth in Citrus County, Florida, home to 153,600 residents, with zoning potential for expansion up to 350,000 residents under the county's Land Development Code (LDC). The county is actively undergoing infrastructure developments to accommodate an expected 30,000 new residents by 2030. Notably, Citrus County boasts the third-highest number of vacant parcels (61,000) in Florida, positioning it as a hotspot for development within the Tampa–St. Petersburg–Clearwater Metropolitan Statistical Area (MSA), the 18th largest in the U.S., underscoring its significance in the nation's premier real estate market.

## Logistic Details:

**County Road 486** runs entirely along West Norvell Bryant Highway. It runs West to East from SR 44 east of Crystal River into US-41 in Hernando, just south of the southern terminus of SR 200. The route was once the former SR 486. County Road 486 spans 4 lanes, is almost entirely a divided highway, and is flanked by a parallel bicycle path on the south side.

**County Road 491** is Lecanto Highway, a bi-county South to North road that begins at the Hernando-Citrus County Line in Oak Grove near the Withlacoochee State Forest and ends at SR 200 in Stoke's Ferry, just south of the intersection with the northern segment of CR 39. It was formerly designated as SR 491.

**County Road 44** (often marked as County Road 44W) exists as the western tip of old Florida State Road 44, south of "Downtown" Crystal River. The suffix "W" was most likely added to not confuse this section with State Road 44, to the north, and to show its location by being west of US 19 and US 98(SR 55). As with the majority of these types of 'coastal spur' routes, in West Central Florida, it is county-maintained.

**U.S. Route 19 (US-19)** runs 264 miles (425 km) along Florida's West Coast from an interchange with U.S. Route 41 in Memphis, Florida, south of Tampa, and continues to the Georgia border north of Monticello, Florida. Newly 6 lane Highway was constructed from the Hernando County line to Fort Island Trail and US 19 in Crystal River, Florida.

## Suncoast Parkway:

The Suncoast Parkway recently opened was a \$135 Million Dollar expansion that extends 13 miles north from US-98 to SR 44 which features 15 new bridges, electronic tolling gantries, and the extension of The Suncoast Trail part of the Florida's Statewide Greenways and Trail System. The Suncoast Parkway is just 68 Miles 1 hour and 15 mins from Tampa making it a great commuting Highway for the workforce seeking to be outside of the Tampa traffic. The Veterans Expressway and Suncoast Parkway is a north–south toll road near the Florida Gulf Coast. Maintained and operated by Florida's Turnpike Enterprise, this 68-mile transportation corridor extends from State Road 60 in Tampa, north to State Road 44 near Lecanto.



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## Citrus County Growth:

Citrus County, Florida's estimated population is 155,582 with a growth rate of 1.29% in the past year according to the most recent United States census data. Citrus County, Florida is the 34th largest county in Florida. The 2010 Population was 141,173 and has seen a growth of 10.21% since this time. Citrus County's current LDC allows for approximately a population of 350k residencies. Given the expansion of the Suncoast Parkway and the 6-lane expansion of US 19, we are in the path of tremendous growth. Currently, Citrus County has 60,000 vacant parcels of land prime for development. The County and incorporated Cities have plans for extensive utility expansion throughout the county including the expansion of the Crystal River Airport Runway 5000 feet to allow for larger aircraft to land and take off including a newly funded 75 acres industrial complex granted by the state to expand utilities, road reconstruction to support eighteen wheelers and to include environmentally friendly and energy conservation features.

## Community Development:

- 957 single-family residential homes on a 354-acre site in Lecanto.
- 500-lot subdivision, located in Citrus Springs by Habitat for Humanity of Citrus County.
- Green Mills Group 2020 built a 106-unit apartment campus offering affordable housing on Colonnade Street in Inverness.
- County commissioners approved a planned unit development (PUD) for Preservation Point RV Resort, a 234-acre property.
- Jaymelday Holdings LLC calls for up to 600 RV sites, along with amenities such as a pool, golf cart rentals, bar and grill, basketball court, and walking trails in Crystal River.
- 207 Home subdivision by DR Horton in Beverly Hills, Florida Citrus Ridge Area.
- 930 Unit Subdivision in Planning with a national builder in Lecanto just off the Suncoast Parkway extension on SR 44.

PROPERTY  
PHOTOS



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# PROPERTY PHOTOS

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