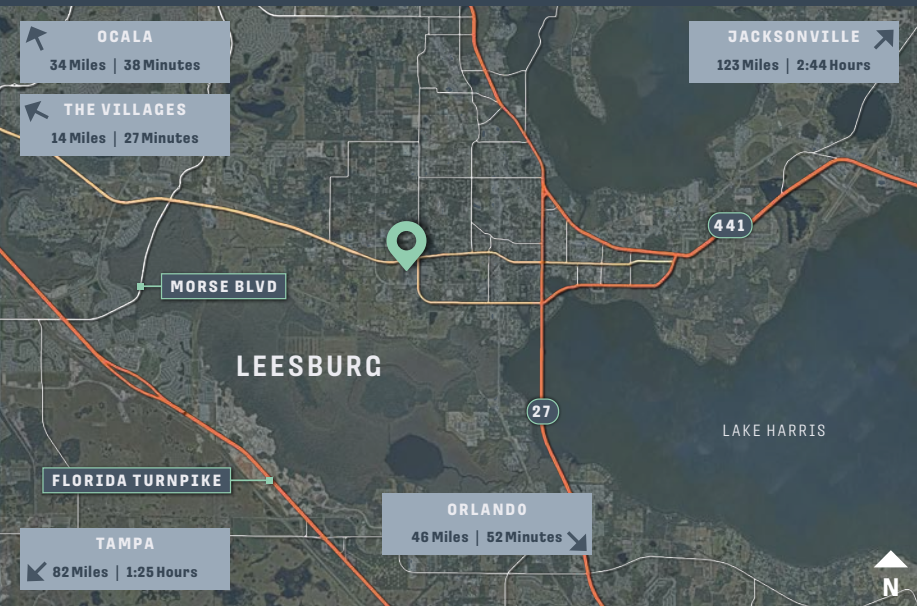


FREESTANDING INDUSTRIAL BUILDING

FOR SALE/LEASE

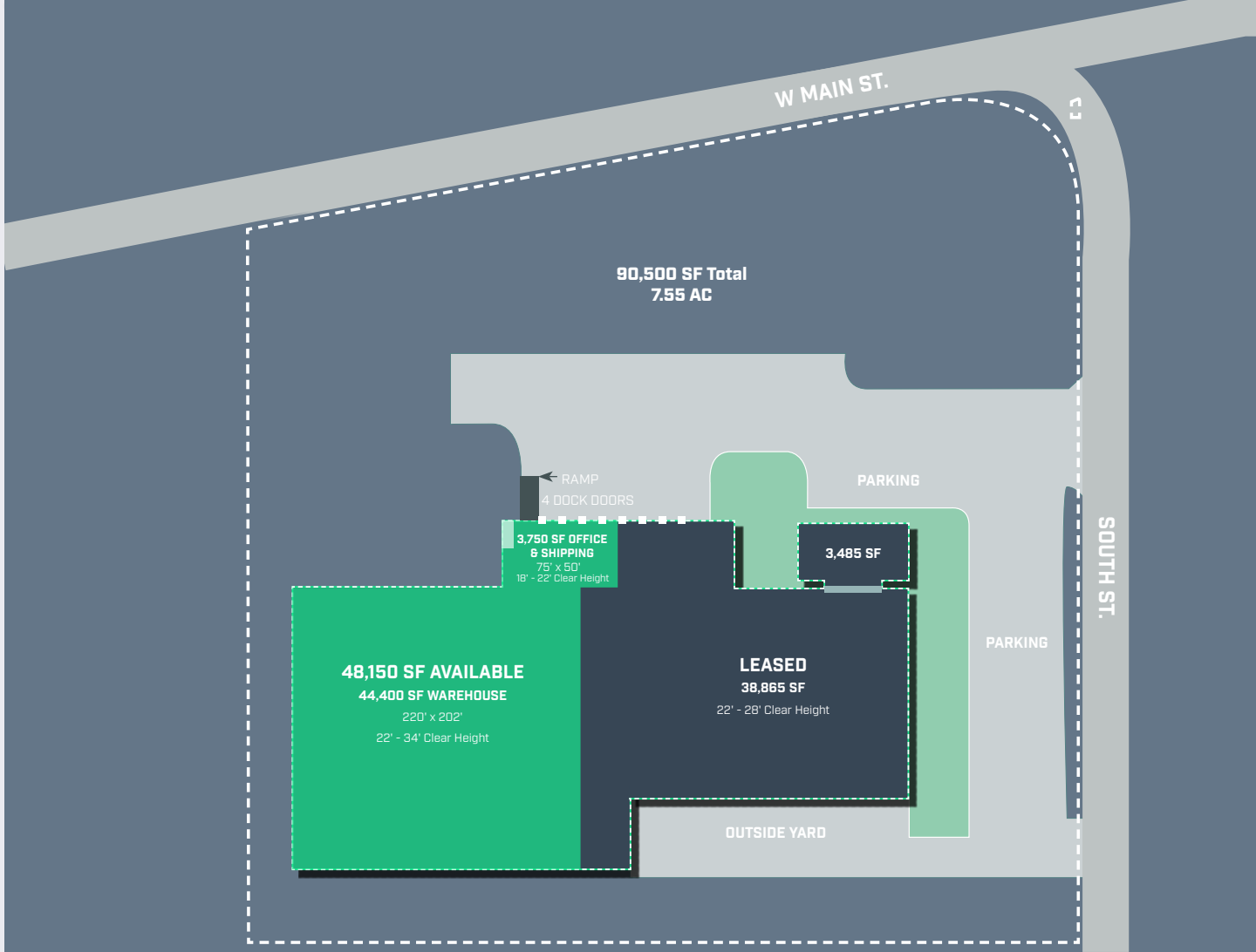
HEAVY MANUFACTURING FACILITY
ASKING PRICE: \$7,690,000.00

3301 W MAIN STREET
LEESBURG, FL 34748



HIGHLIGHTS

- + Excellent Central Florida Service Location
- + Minutes to I-75, FL'S Turnpike, US-27, & 441
- + Minutes to the Villages & Brownwood, one hour to Orlando
- + Service Capability to Orlando, Tampa, Miami, Jacksonville, & Atlanta



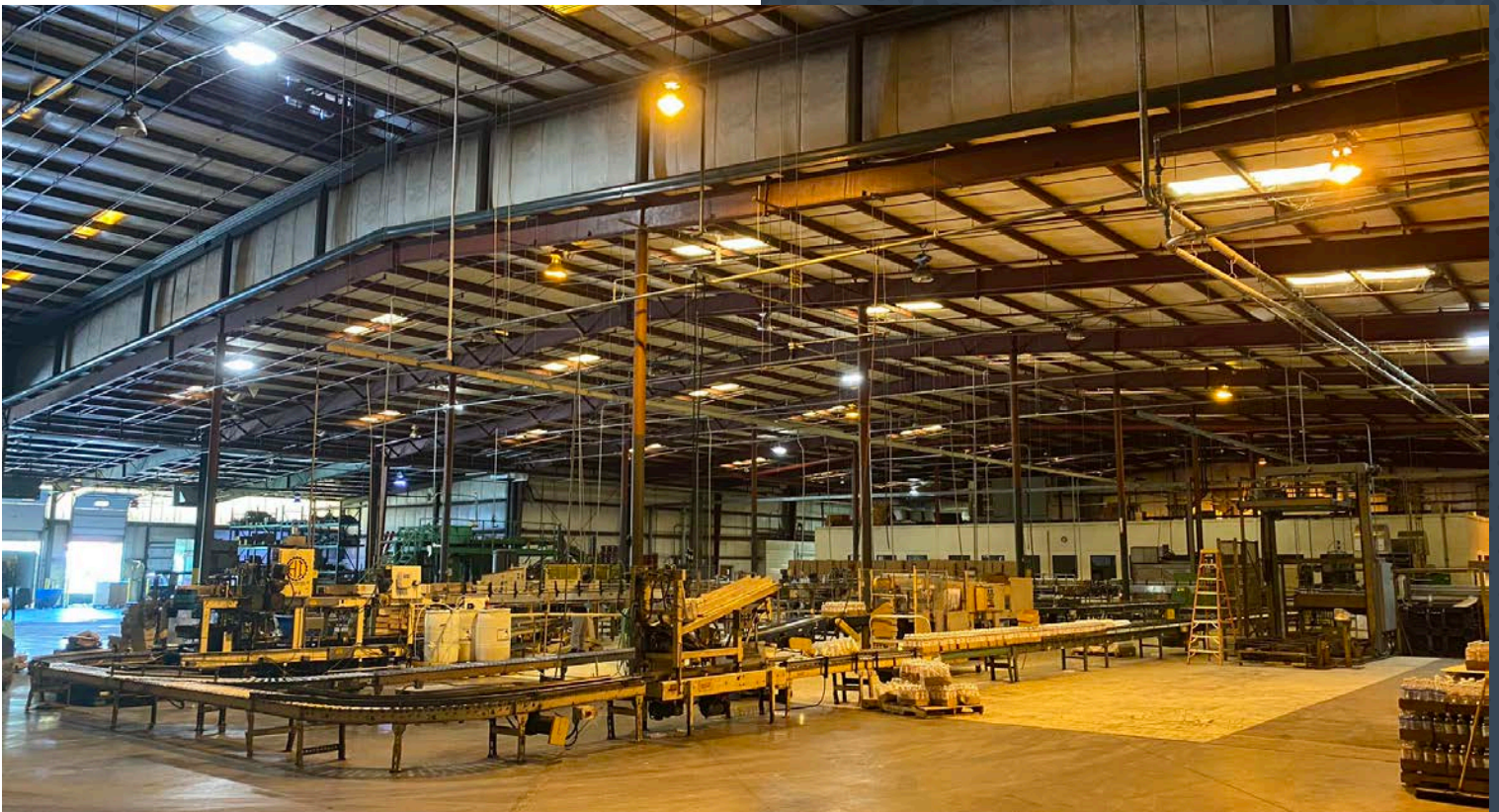
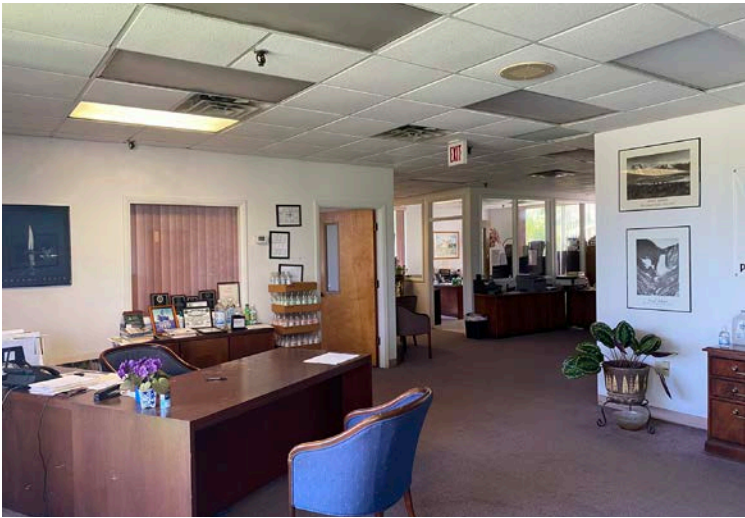
PROPERTY HIGHLIGHTS

This property features approximately 87,000 SF of warehouse space and 3,500 SF of office space. Twenty-two (22) ft ceilings, ten (10) exhaust fans, eight (8) dock doors with automatic levelers and four drive in doors (12'x14'). Large electric service and concrete outside storage area making this property ideal for various users.

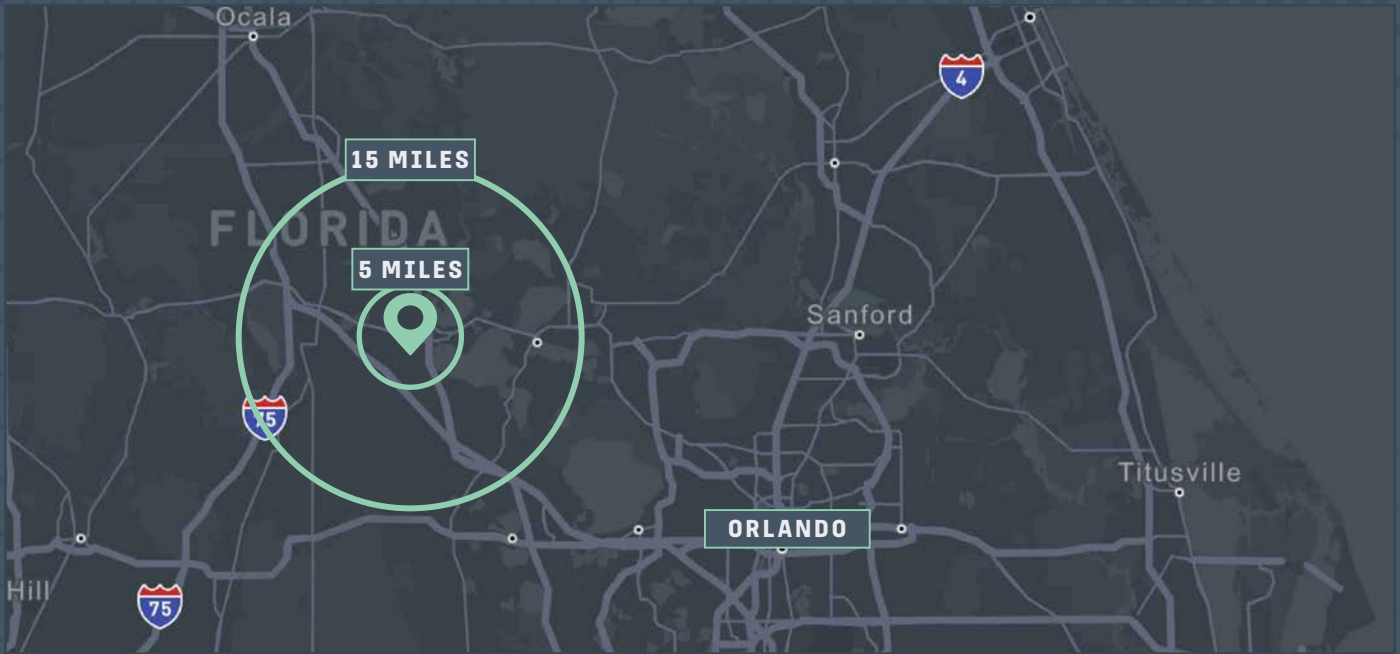
This building is located off of Hwy 44 with frontage to 20,500 vehicles per day. This location gives immediate access to Highway 27, which meets the Florida's Turnpike, providing direct access to Orlando and The Villages.

The Villages, FL is a collection of quaint retirement neighborhoods located in the heart of Florida nestled between two beautiful coastlines, ports of travel and theme parks. Each neighborhood is unique and personality and connected in ways where all the lifestyle activities are a golf-car ride away.

- + 48,150 SF Available
- + 3,750 SF Office/Shipping Available
- + 90,500 SF Total
- + 7.55 Acres
- + Hwy 44 Frontage
- + 18' - 34' Clear Height
- + 8 Dock-Doors/Levelers
- + 3 Drive-In
- + 48 Parking Spaces
- + Secured Outside Storage
- + Wet Sprinkler System
- + Power: 3-Phase Heavy
- + Zoned C-3
- + Taxes: \$0.52/SF (2021)
- + Utilities: Natural Gas, Heating, Lighting, Halide, Sewer: City, Water



2025 DEMOGRAPHICS



	5 MILES	15 MILES
Total Population	69,424	344,248
Daytime Workers	24,705	113,279
Daytime Residents	46,241	236,579
Total Households	26,781	149,803
Avg Household Income	\$81,157	\$88,192
Total Businesses	2,182	9,602

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