

WAREHOUSE WITH OFFICES

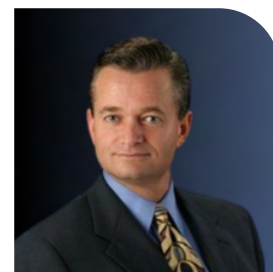
14337 Annutalaga Ave, Brooksville, FL 34601



FOR SALE: Expansive Warehouse & Office Space

- 12,880 SF Warehouse/Office Space on 5± Acres
- Fully Fenced Property with Gated Entrance & Ample Parking
- 6,560 SF Warehouse Space: Crane/Lift System & 6" Cement Floor
- Six - 14' x14' Roll-Up Doors and a 28' Wide Rolling Door
- 3,880 SF - 1st Floor: 11 Offices, 3 Bathrooms, 1 Kitchen, 1 Elevator
- 2,440 SF - 2nd Floor: 20'x20' Training or Office Space and a Kitchen
- Zoned PDP with C4 Use
- Offering Price: \$2,900,000

Contact:



Randy Woodruff, CPA
Broker/Owner

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(352) 585-3841 | Randy.Woodruff@BridgePointBREA.com

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EXECUTIVE SUMMARY

Property Address	14337 Annutalaga Ave, Brooksville, FL 34601
Parcel #	R29-421-19-0000-0200-0000
Land Size	5± Acres 217,800 SF
Buildings	Warehouse/Office Bldg & Detached Utility Bldg & Shed
Building 1	Warehouse: 6,560 SF Office & Flex Space: 6,320 SF
Building 2	20' x 40' Detached Utility Bldg with Adjacent Utility Shed
Offices	11 Offices on 1st Floor & Large Open Flex Space on 2nd Floor
Frontage	277.2' on Annutalaga Ave
Taffic Count	4,500 AADT on Ponce De Leon Blvd (visible from property)
Flood Zone	Non Hazard
Opportunity Zone	No
Legal Description	5 AC MOL IN N1/2 OF NE1/4 OF NW1/4 AKA PAR 1 IN CLASS C SUB AS APPROVED BY PLANNING DEPT (S-04-002) ORB 2015 PG 1245 & THEREOF ORB 2215 PG 274

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Discover a versatile industrial property in Hernando County, perfectly blending functionality with room for growth. Spanning 5± acres, the site features a well-designed 12,880 SF building built in 2007 that combines warehouse and office space, providing ample room for manufacturing, logistics, or a service-based operation.



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The 6,560 SF warehouse area offers six 14' x 14' roll-up doors, a 28' wide x 14' high rolling door at the rear for easy loading, 20 ceiling lamps for excellent illumination, and a 6" thick cement floor, ideal for supporting heavy equipment and machinery in an industrial setting. The 26' peak ceilings provide optimal efficiency and maneuverability for large operations.



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Inside, the first-floor office space includes 3,880 SF with 11 offices, a reception area, a kitchen, three bathrooms (one with a shower), and an elevator.



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The second floor's 2,440 SF open space serves as a flexible training center, meeting area, or additional workspace.



Ample parking available with 41 total spaces, including 3 designated handicap spots.



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The gated entry and 6' chain-link perimeter fencing provide convenience and security.

This property includes a versatile 20' x 40' detached utility building, along with an adjacent utility shed, offering ample space for storage and various uses.



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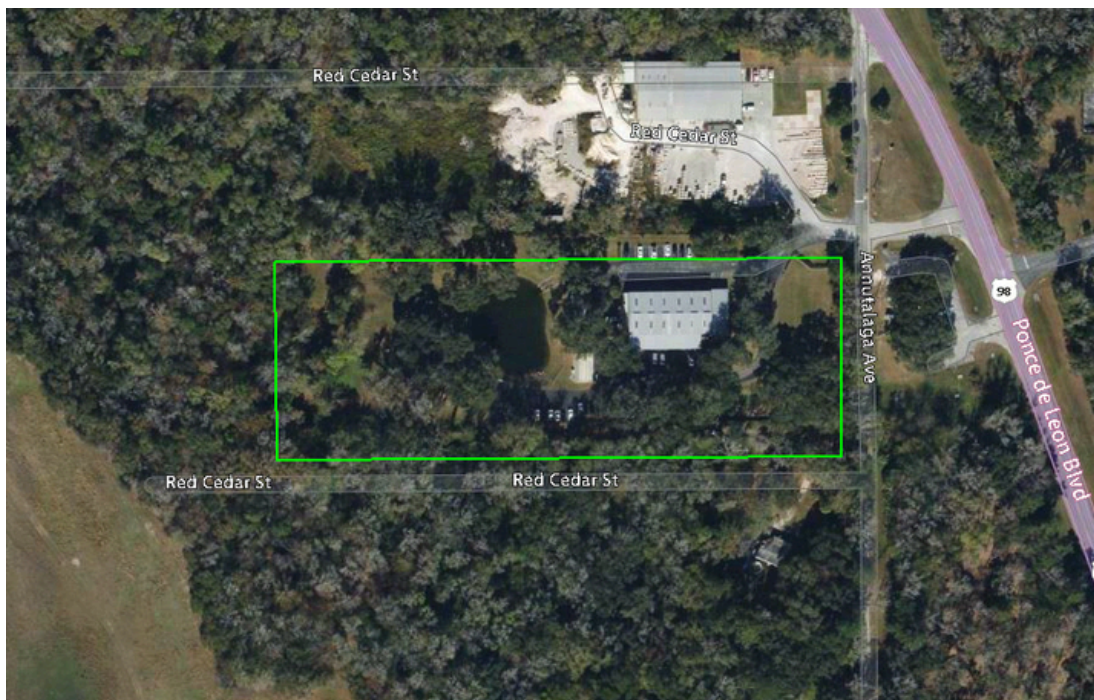
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This property is thoughtfully positioned with 277.2 feet of frontage on Annutalaga Ave and is visible from nearby Ponce De Leon Blvd, which sees an average daily traffic count of 4,500. Despite its accessibility, the site is tucked back amidst the trees, offering a peaceful and private setting—ideal for companies seeking a balance between visibility and a serene work environment.

Located in the growing community of Hernando County, this property sits in a region known for its business-friendly atmosphere, abundant workforce, and expanding infrastructure. With industrial zoning (PDP with C4 use), the space is ready for a variety of uses such as light manufacturing, distribution, storage, or corporate headquarters. The expansive 5± acre lot provides plenty of room for future expansion, allowing businesses to grow and adapt over time. All furniture, fixtures, equipment, and appliances are included with the sale.



Whether you're looking to establish a new headquarters, relocate your operations, or expand your footprint, this property offers a strategic and versatile opportunity for your business.

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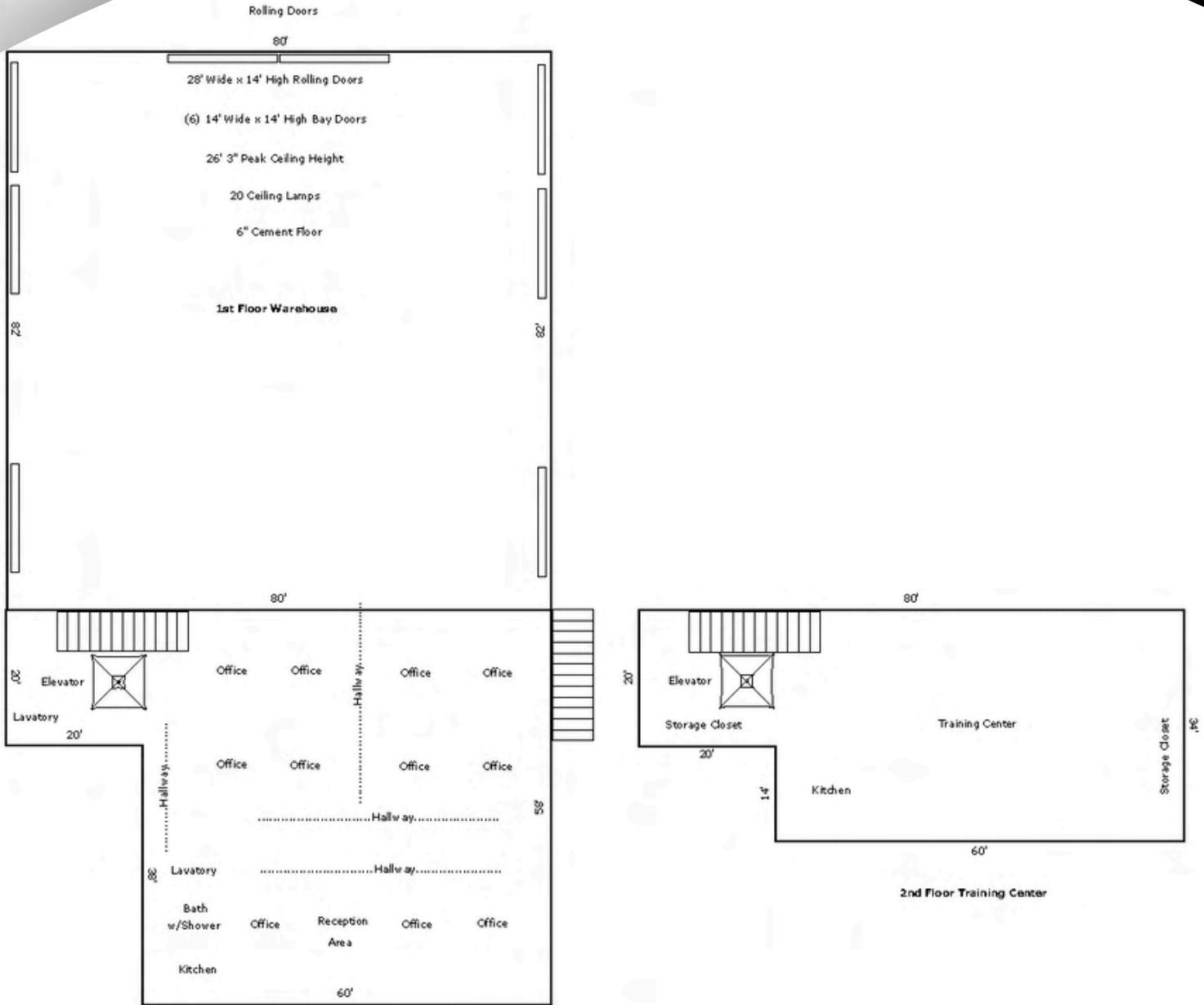
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BUILDING SKETCH



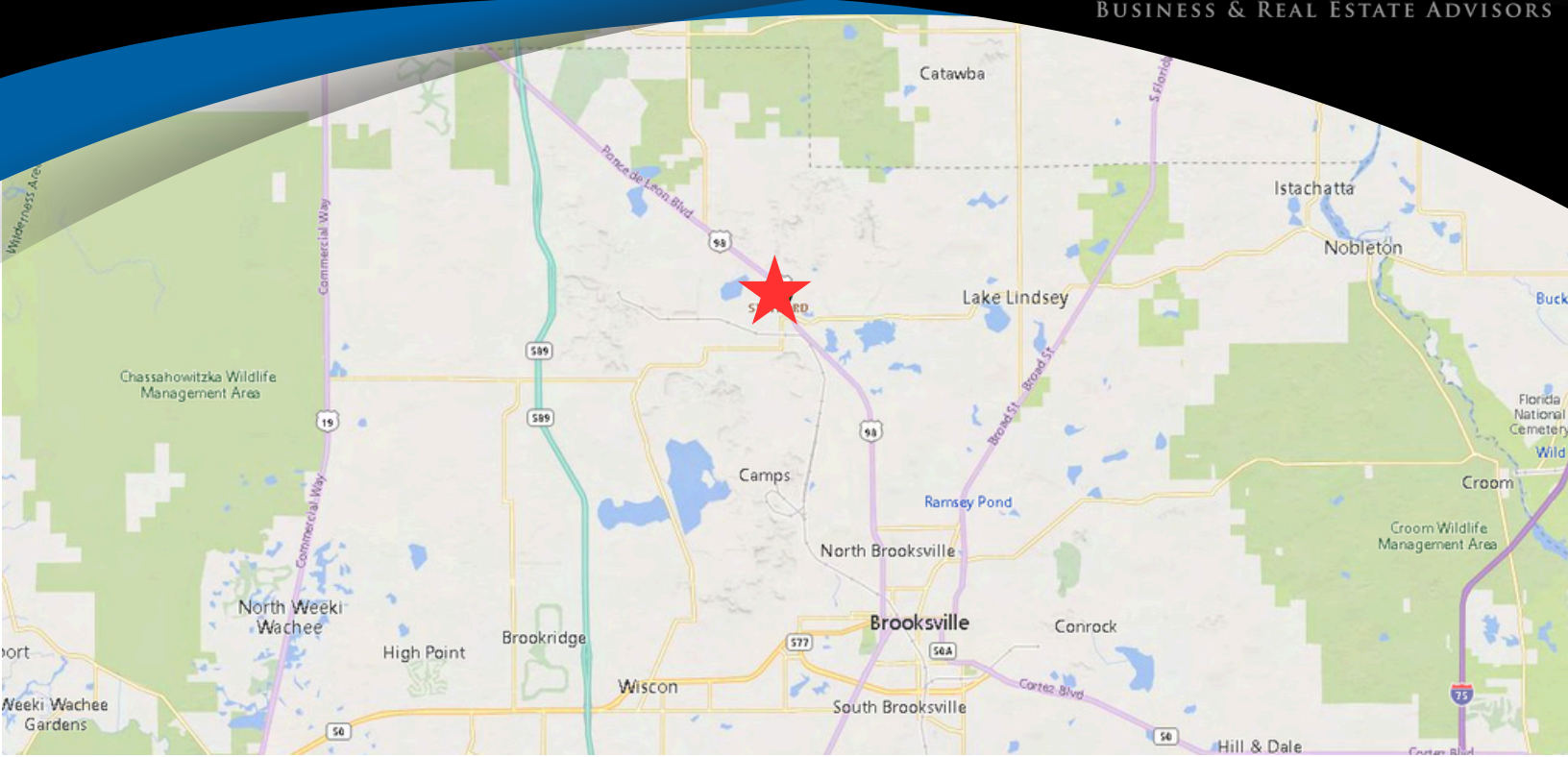
Living Area		Calculation Details
2nd Floor Training Center	2440 Sq ft	20 x 20 = 400 34 x 60 = 2040
1st Floor Warehouse	6560 Sq ft	82 x 80 = 6560
1st Floor Offices	3880 Sq ft	20 x 20 = 400 58 x 60 = 3480
Total Living Area (Rounded):	12880 Sq ft	

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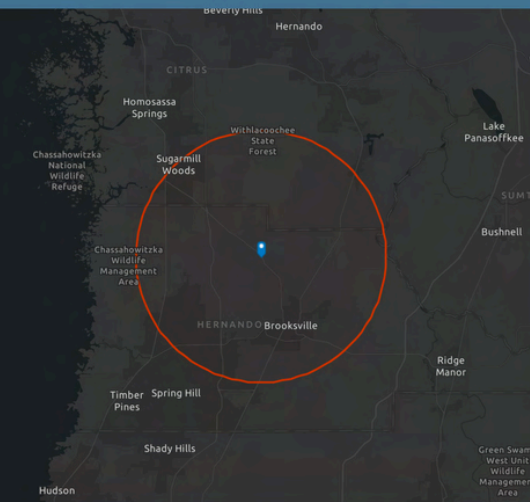
DEMOGRAPHICS

10-MILE RADIUS

DEMOGRAPHIC PROFILE

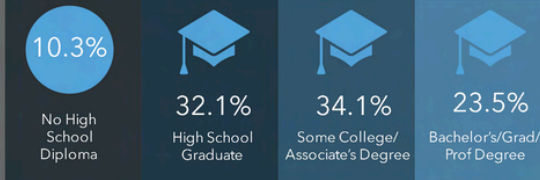
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Ring of 10 miles



Source: This infographic contains data provided by Esri (2024, 2029), Esri-U.S. BLS (2024), Esri-MRI-Simmons (2024).
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EDUCATION



EMPLOYMENT



KEY FACTS



INCOME



ANNUAL HOUSEHOLD SPENDING



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