

FOR SALE

\$2,975,000 | 25,279 SF

Heavy Industrial Corner Lot

📍 3351 Laughlin Road, Mount Dora, FL 32757



Presented By:

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PANTHER
CAPITAL GROUP

Investment Summary

Panther Capital Group presents 3351 Laughlin Rd, Mount Dora, FL, a heavy-industrial corner-lot opportunity situated on 2.74 acres with a 25,279 SF industrial facility in the expanding Mount Dora submarket. The property offers strong visibility, efficient site circulation, and a flexible layout suitable for a wide range of industrial operations.

With rare heavy-industrial zoning, the asset can accommodate manufacturing, distribution, fabrication, contractor services, outside storage, and other high-demand industrial uses. The expansive lot provides ample parking, yard space, and operational efficiency for truck and equipment movement, appealing to both regional operators and local service-based users.

Positioned in a supply-constrained industrial market, this offering presents a compelling opportunity for owner-users, investors, or value-add repositioning. Its strategic location near major Central Florida arteries further enhances its utility and long-term demand profile.

Investment Highlights

- 25,279 SF industrial facility situated on 2.74 acres
- Heavy industrial corner lot offering optimal visibility and access
- Flexible building and site layout suitable for multiple industrial operations
- Supports manufacturing, distribution, fabrication, contractor services, and outdoor storage
- Large lot with abundant parking, yard space, and room for efficient truck/equipment movement
- Located in the growing Mount Dora submarket with connectivity to major Central Florida routes
- Strong opportunity for owner-users, investors, and value-add repositioning

Property Summary

- Price: \$2,975,000
- Lot Size: 2.74 AC
- Zoning: Heavy Industrial
- Buildings: 25,279 SF
- Year Built: 1965

Features:

- Heavy industrial facility
- Corner lot configuration
- Layout supports industrial workflow and equipment maneuvering
- Located in the growing Mount Dora submarket with connectivity to key Central Florida arteries



Financial Information

Financials:

- Listing Price: \$2,975,000
- Building Size: 25,279 SF
- Lot Size: 2.74 Acres
- Zoning: Heavy Industrial (supports manufacturing, distribution, fabrication, contractor operations, and outside storage)
- Operational Use: Suitable for a wide range of industrial activities, including heavy equipment circulation and yard-based operations
- Target Buyer Profile:
 - Owner-users seeking functional heavy-industrial facilities
 - Investors targeting supply-constrained industrial markets
 - Value-add buyers looking for repositioning or operational enhancement opportunities





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