

OFFERING MEMORANDUM

INDUSTRIAL BUILDING - FOR SALE OR LEASE

2251 Topline Way, Brooksville, FL 34604

FOR SALE: \$25,500,000

210,385 SF



RAIL SPUR | 18-26' CEILINGS | <8,000 A/HEAVY POWER | 32 OVERHEAD DOORS

CONTACTS

Florida Broker of Record:

MARK BETHMANN

License #: BK3494747

BellCornerstone

mbethmann@bellcornerstone.com | 315.579.0045

AIDAN CLEGHORN

BellCornerstone

acleghorn@bellcornerstone.com

315.565.8302



OFFERING MEMORANDUM

2251 TOPLINE WAY

Brooksville, FL 34604

DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective buyers or tenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Prospect agrees that the proposed sale price and its terms, and any negotiations or discussions with respect to the transaction (collectively, "Confidential Information") are confidential. Prospect agrees that it shall, and that it shall cause Prospect's representatives to, maintain and protect the confidentiality of all Confidential Information. Further, Prospect agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Prospect's behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.



Table of Contents

EXECUTIVE SUMMARY	4
MARKET OVERVIEW	5
DEMOGRAPHICS	6
LOCATION OVERVIEW	7
SITE OVERVIEW	8
PARCEL OVERVIEW	9
ECONOMIC INCENTIVES	10
BUILDING SUMMARY	12
FLOOR PLANS	14
PARCEL MAP	16
PICTURES	17

EXECUTIVE SUMMARY


2251 TOPLINE WAY

Brooksville, FL 34604

2251 Topline Way, Brooksville, FL, is a 2-building industrial property, totaling 210,385 square feet and situated on a 8.98-acre lot. This property boasts direct railroad access as well as immediate proximity to a local airport and easy access to major freeways.



*Scan for
more info!*

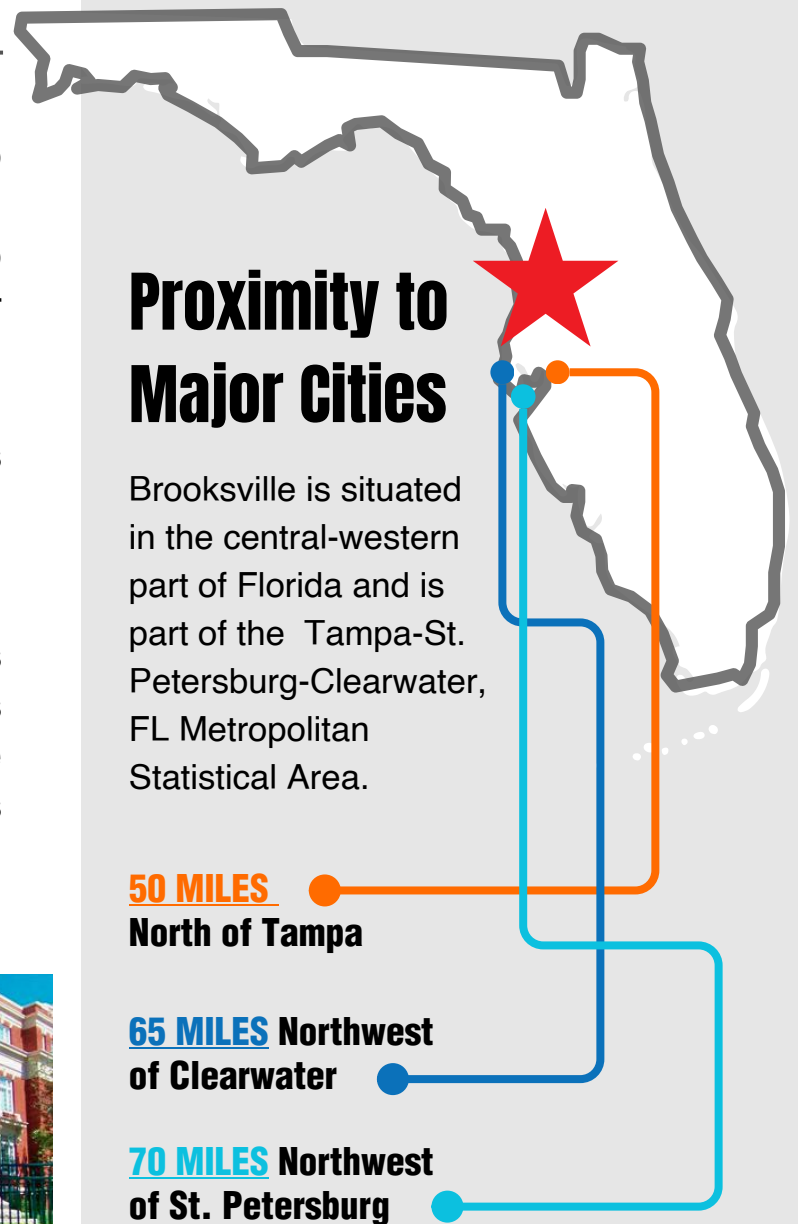


MARKET OVERVIEW



Brooksville, Florida

Brooksville is a city located in Hernando County, Florida, United States. Historically, Brooksville's economy has been tied to agriculture, particularly citrus farming. Over the years, the economy has diversified, and today, it includes a mix of agriculture, small businesses, and services. Brooksville is known for its historic downtown area, featuring well-preserved historic homes and buildings. The city hosts events and festivals throughout the year, celebrating its heritage and culture. Nature enthusiasts can explore nearby parks, such as the Withlacoochee State Forest, which offers outdoor recreational activities like hiking and bird watching.



DEMOGRAPHIC SUMMARY

HERNANDO COUNTY, FL

POPULATION

Hernando County

10,263

State: Florida 22.61 Million

MEDIAN AGE

Hernando County

48.5 years

State: Florida 43.2 Years

MEDIAN HOUSEHOLD INCOME

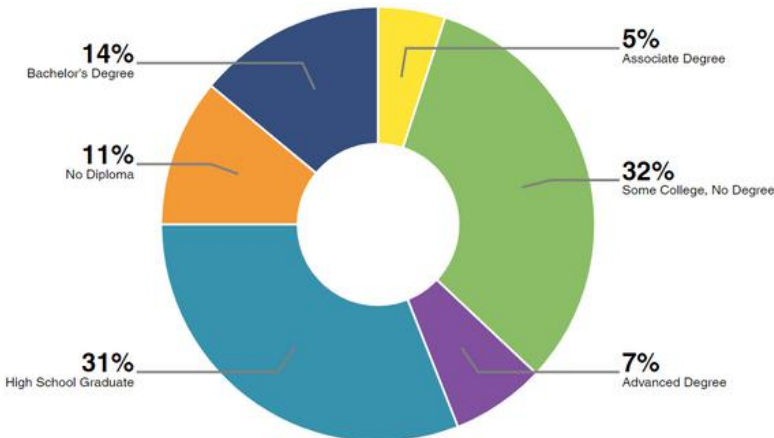
Hernando County

\$56,000

State: Florida \$67,917

EDUCATIONAL ATTAINMENT

Highest level of education among people aged 25 years and older as 80% more or less than Florida at large.



2023 STATISTICS

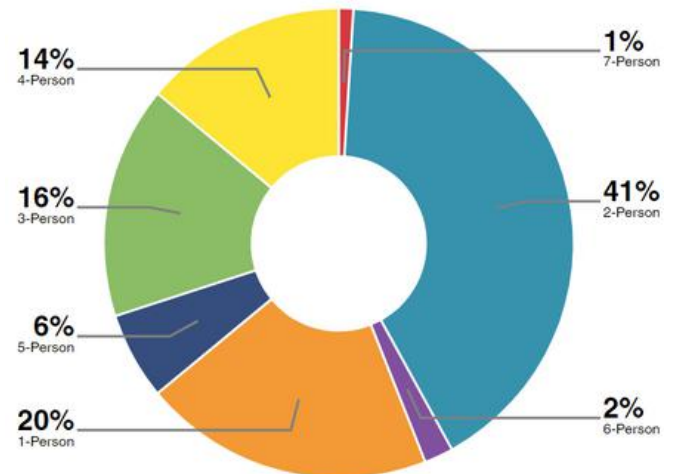
	2 Mile	5 Mile	10 Mile
Population 2023	2,796	47,438	178,908
Total Households	979	17,956	73,710
Avg Household Size	2.5	2.6	2.4
Avg Household Income	\$103,478	\$80,395	\$66,357

ECONOMIC INDICATORS

3.9% Hernando County Unemployment Rate

3.7% U.S. Unemployment Rate

HOUSEHOLDS



Hernando County

79,169

State: Florida 8,826,394



2.46

Average Household Size

LOCATION OVERVIEW



HIGHWAY ACCESS

- Interstate 75 (I-75) is a major north-south interstate highway, passing to the east of Brooksville. Travelers use I-75 to connect to Tampa to the south or Gainesville and beyond to the north.
- U.S. Route 41 (US 41) runs through Brooksville from north to south, providing a direct route through the city and connecting it to neighboring areas.
- State Road 50 (SR 50) is an east-west highway that passes through Brooksville, connecting the city to the Gulf Coast to the west and the Orlando area to the east.
- State Road 589 (SR 589) is a toll road that passes to the west of Brooksville. It provides a quick route south towards Tampa and the Tampa Bay area.
- State Road 41 (SR 41) runs through Brooksville, providing another north-south route in addition to US 41. It connects the city to other parts of Hernando County.



AIRPORT PROXIMITY



- **Brooksville-Tampa Bay Regional Airport (BKV):** Airport is rear adjacent to the property and has a 7,000' runway which is capable of landing a 737.
- **Tampa International Airport (TPA):** Located about 50 miles south of Brooksville, it serves as a primary commercial airport for the region, offering a wide range of domestic and international flights.
- **St. Pete-Clearwater International Airport (PIE):** Situated approximately 60 miles southwest of Brooksville, this airport is another option for commercial flights. It primarily serves the Tampa Bay area.
- **Orlando International Airport (MCO):** Located about 90 miles east of Brooksville, Orlando International Airport is a major international airport serving the Orlando metropolitan area.

SITE OVERVIEW

SITE

Property Type:	Industrial
Zoning:	I-2
Year Built:	2010
Total SF:	210,385
Stories:	2 Level Office
Total Acreage:	8.98
Parking/Lay Down:	Ample
Construction:	Reinforced Concrete/Steel
Power:	<8,000a/Heavy
Ceiling Height:	Building A:18'-26' Building B:17'-18.5'
Dock Doors:	Building A: 16 Bay Doors Building B: 16 Single Bay Doors
Rail Access:	Spur Connects to CSX Line

LAND LEASE FEES

Year	Base Rent	Maintenance	Sales Tax	Payment
2022	\$38,911	\$500	\$1,971	\$41,381
2023	\$38,756	\$500	\$1,963	\$41,219
2024	\$40,593	\$500	\$2,055	\$43,148
2025	\$42,614	\$500	\$2,156	\$45,269
2026	\$44,818	\$500	\$2,266	\$47,584

TAXES

2021	\$132,066.11
2022	\$156,550.35
2023	\$156,550.35



PARCEL OVERVIEW

BUILDING SPECIFICATIONS

Building A: 141,016 SF

- Office Mezzanine: 24,551 SF
- Storage: 7,034 SF

Building B: 37,380 SF

- Storage: 404 SF

Acreage: 8.98 acres

Year Built: 2010

ZONE I2: HEAVY INDUSTRIAL

The I-2 district is designed to encourage the development of a coordinated and related light industrial complex located in predominately developed areas where there are sites sufficiently large enough to meet the needs of limited types and varieties of light industrial activities. Further information available upon request.



STATE INCENTIVES



TAX CREDITS

Rural and Urban Job Tax Credits

An incentive for eligible businesses located within one of 36 rural areas or 13 urban areas to create new jobs. The tax credit ranges from \$500 to \$2,000 per qualified employee and can be taken against either the Florida Corporate Income Tax or the Florida Sales and Use Tax.

Capital Investment Tax Credit (CITC)

An annual credit against the corporate income tax which is available for up to 20 years in an amount up to 5% of the eligible capital costs generated by a qualifying project. Eligible capital costs include all expenses incurred in the acquisition, construction, installation and equipping of a project from the beginning of construction to the commencement of operations.

TAX EXEMPTIONS

Semiconductor, Space and Defense Sales and Use Tax Exemption

Used to attract and grow businesses in these sectors by providing an exemption for all sales and use taxes on investments in machinery and equipment used in manufacturing and research.

OPPORTUNITY ZONES

Opportunity Zone Program Investments are made in Opportunity Zones through U.S. Treasury Qualified Opportunity Zone Funds, which must invest over 90 percent of their assets in Qualified Opportunity Zone properties and businesses.

PERFORMANCE-BASED GRANT

High Impact Performance Incentive Grants (HIPI)

Grants are provided to pre-approved applicants in certain high-impact sectors. Once approved, the high impact business is awarded 50 percent of the eligible grant upon commencement of operations and the other half once full employment and capital investment goals are met.

ELIGIBILITY INCLUDES:

- Operating within designated high impact portions of the following sectors: Clean Energy, Corporate Headquarters, Financial Services, Life Sciences, Information Technology, Advanced Manufacturing, Transportation Equipment Manufacturing, and Semiconductors;
- Creating at least 50 new full-time equivalent jobs in Florida in a designated high impact sector in a 3-year period; or if a research and development facility, creating at least 25 new full-time equivalent jobs in a 3-year period; and
- Making a cumulative investment in the state of at least \$50 million in a 3-year period, or if a research and development facility, making a cumulative investment of at least \$25 million in a 3-year period.



COUNTY INCENTIVES



ECONOMIC DEVELOPMENT INVESTMENT INCENTIVE PROGRAM

Is available to specific targeted industry commercial projects that increase the tax base, create new employment opportunities, and make a significant capital investment.

EXPEDITED PERMITTING, INSPECTION & CERTIFICATION (EPIC)

The objective of the EPIC Program is to allow companies expanding in or relocating to Hernando County to construct needed facilities and infrastructure within a timeframe that will meet company goals and/or deadlines. The EPIC Program will provide an expedited permitting and inspection process that ultimately reduces the overall time to Certificate of Occupancy.

JOB CREATION INCENTIVE

Incentives for specific targeted industry jobs and wages

BUILDING PERMIT & IMPACT FEE MITIGATION

Mitigation of permit and impact fees based upon capital investment, jobs and wages.

RECRUITMENT & TRAINING

CareerSource Pasco Hernando, our regional workforce partner, provides invaluable services designed to enhance your bottom line. These services include:

- Dedicated staff to manage recruitment process
- Job postings with local, state and national exposure
- Pre-employment Testing and Training Assessment to pinpoint the most qualified applicants
- Incumbent Worker Training Funds; Employed Worker Training Funds



GREEN ENERGY:

2251 TOPLINE WAY IS GREEN IN TWO WAYS:

- Bldg was constructed to conserve and minimize energy, thereby decreasing a user's carbon footprint
- Bldg efficiency will save significant money, including up to \$1 million per year in utility expenses



BUILDING BASICS:

Size: 210,385 SF

10,000 SF office

190,000 SF of warehouse/production space, including:

- 15,000 SF clean room with four 8' x 10' double doors
- 12 bathrooms with showers
- Lunchrooms, conference rooms, and engineering room

Building A

- Twelve 14' x 18' grade-level overhead doors
- Four 14' x 18' covered and lighted loading docks with 40,000 lb hydraulic dock levelers and sprinkler heads/fire suppression
- Ceiling heights averaging 18' along walls and 26' at the center of the building
- Column spacing 25' x 66'

Building B

- Sixteen 14' x 18' high-powered electric roll-up insulated doors
- Ten single doors 36" x 80"
- Ceiling height 18'
- Column spacing 25' x 25'

- Covered drive between Building A and Building B
- Lot Size 8.98 acres
- Parking 100+

BUILDING FEATURES/SYSTEMS:

- Clear Height 25'
- Columns 25' x 66'
- Sprinklers (wet)
- Rail Spur access
- 8.98 acres of shovel-ready expansion land available (has electrical, water, sewer, and natural gas)

ACCESS:

- Trucking for all types including Class 8
- Rail spur from CSX (with 7" reinforced concrete driveways connecting the rail to the facility)
- Building on Airport: airport has a 7,000' runway which is capable of landing a 737
- Driveways, rail access, and parking lots are paved by reinforced 5,000 psi concrete

DOUBLE-GREEN BUILDING: Save the Environment & Save Money

Efficiently designed for low operating costs

- HVAC
 - In-floor radiant cooling/heating via 23 miles of imbedded coils in floor (Uponor Wirsbo tubing)
 - Trane chiller and Weil McLain natural gas boilers
- Insulation
 - Ceiling R14
 - Walls R9
- Ventilation
 - Johnson Marcraft air rotation system
 - Capacity to cycle building air 8 times/hr
 - 700' cupola equipped with (44) 60" x 60" 18,000 CFM fans running along top of Building A, releasing hot air from the building
- Steel frame building
- Roof designed to withstand winds of 165 mph (no hurricane damage since construction in 2010)
- 7" re-enforced cement floors
- Building features a never-used EPA compliant chemical retention facility
 - 50,000 gallon capacity
- Intercom system throughout plant

POWER (DUKE ENERGY)

- Three stand-alone transformers (12,470 V distribution center)
- Phase 120, 208, 277, 480
- Volts 2,000 – 12,470
- Amps 2,000 – 8,000
- Electrical substation in airport vault – no power outages since building construction

Building A-0 Transformer Northwest

- 2500 KVA
- Input: 12470V | Output: 480Y 277
- 3000 AMP 480Y 277 Distribution Panel feeding 6 sets of 400 AMP 480Y 277 120/208 panels spaced around building

Building A Transformer Northeast

- 2000 KVA
- Input: 12470V | Output: 480Y 277
- 2500 AMP 480Y 277 Distribution Panel feeding outside chiller for A/C and 6 sets of 400 AMP 480Y 277 120/208 panels spaced around building

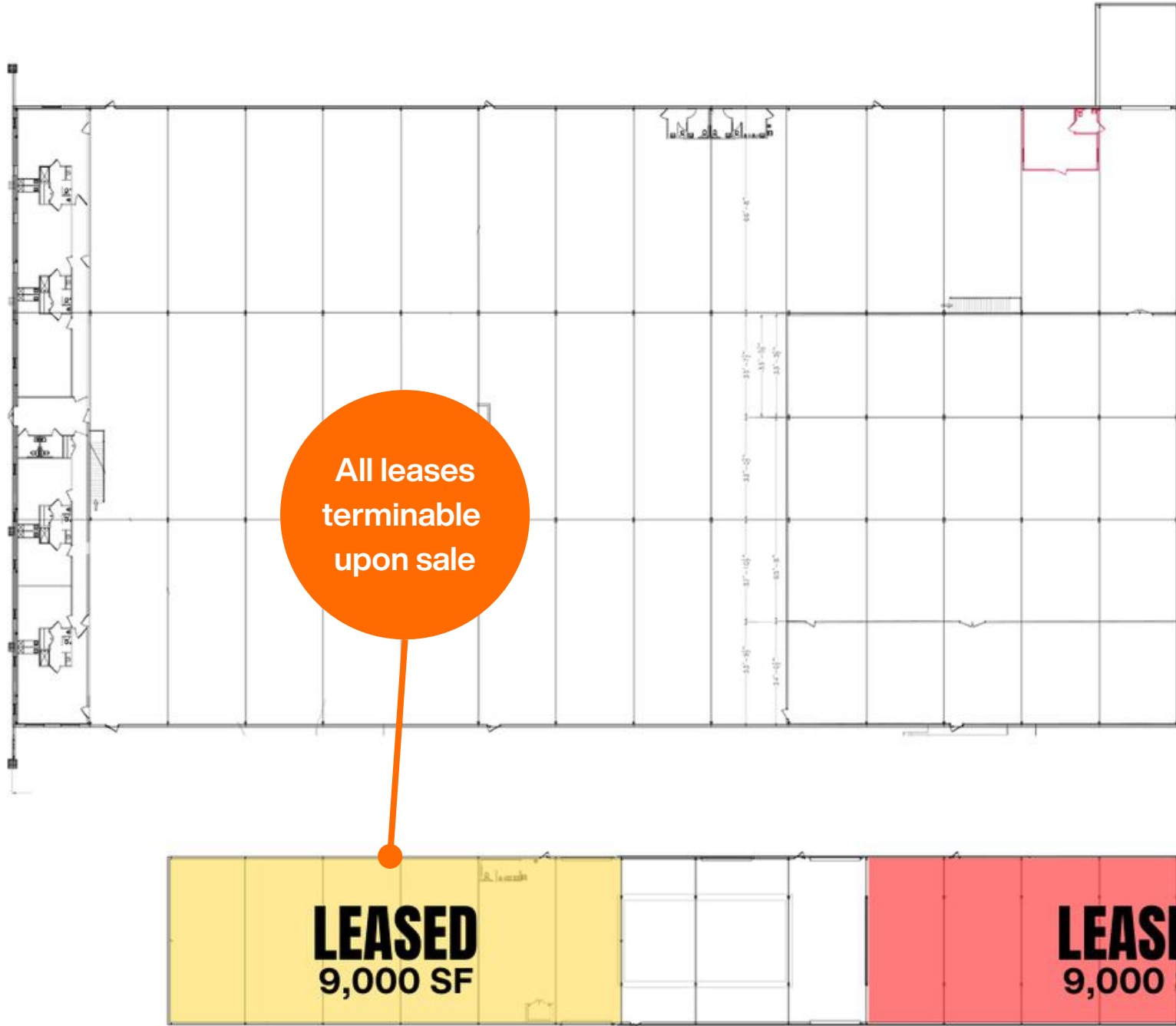
Building A-1 Transformer Northwest

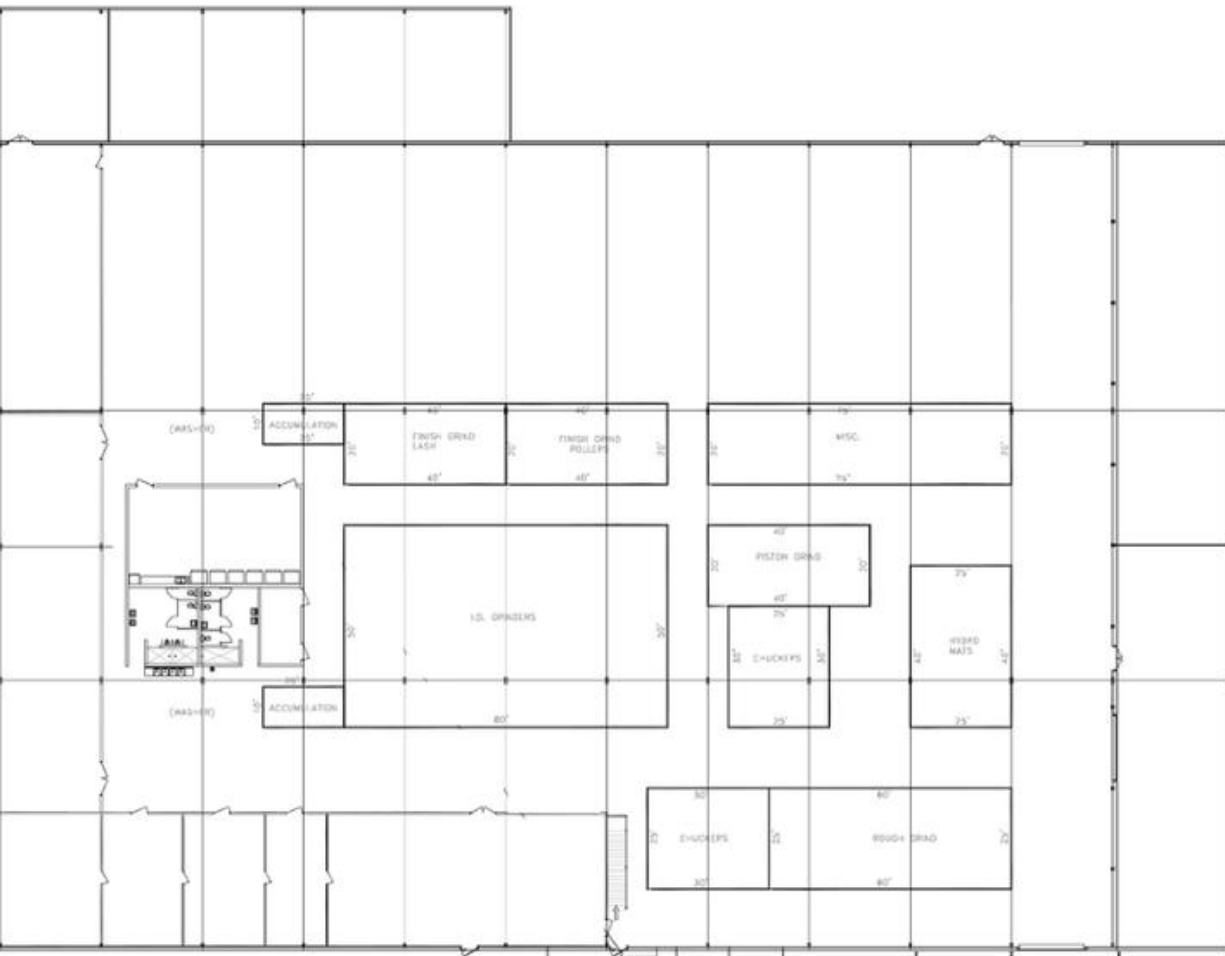
- 2500 KVA
- Input: 12470V | Output: 480Y 277
- 3000 AMP 480Y 277 Distribution Panel feeding compressor room and 6 sets of 400 AMP 480Y 277 120/208 panels spaced around building
- Transformers owned by Landlord are fused by large four-bank distribution center with an additional bank for expansion
- Air compressors 200 HP at 600 CFM with 6" galvanized pipe distribution throughout
- Air tank storage of 2,500 gallons
- Water: 2" county water supply at 70 psi with two additional 5 HP wells
- Lightning protection: Facility protected by lightning protection devices (dedicated air terminals located around the perimeter of the buildings are bonded to conductors and ground electrodes designed to provide a low impedance path to ground)

LAND LEASE TERM:

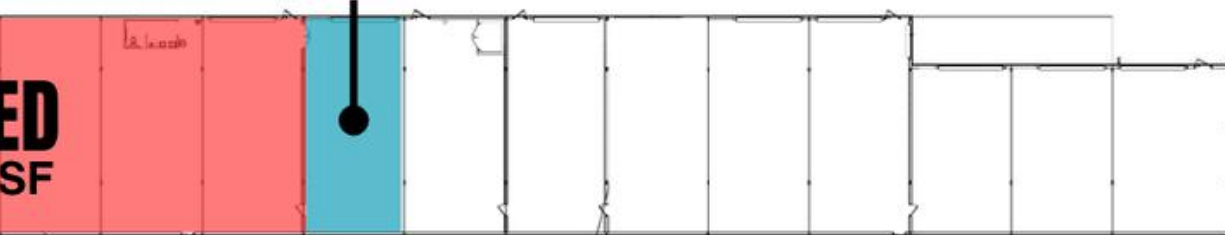
- 30 years from May 1, 2004, to April 30, 2034, with two (2) additional fifteen (15) year options (approx 40 years remaining)
- Land lease extendable for new owner

FLOOR PLANS





LEASED
2,500 SF



PARCEL MAP

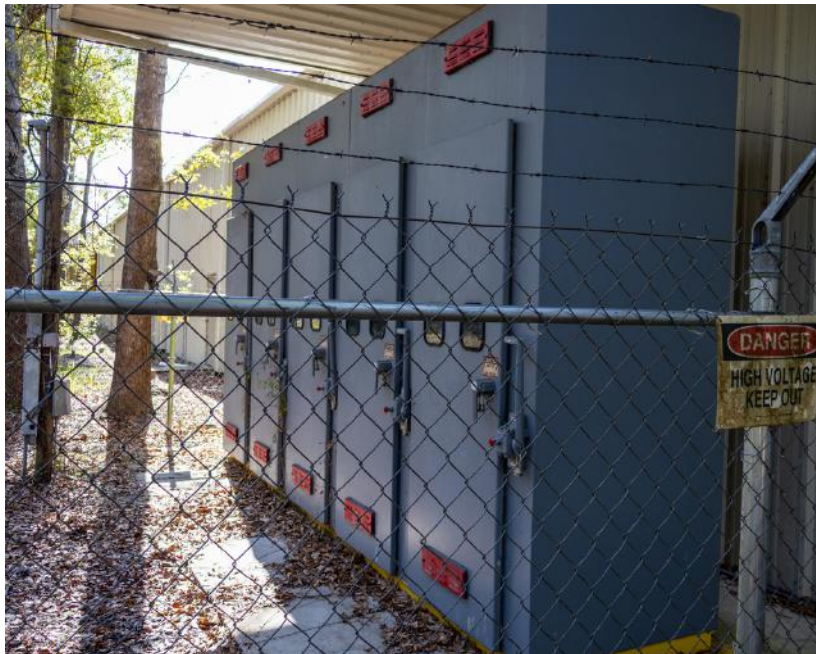
AMERICAN FLYER WAY

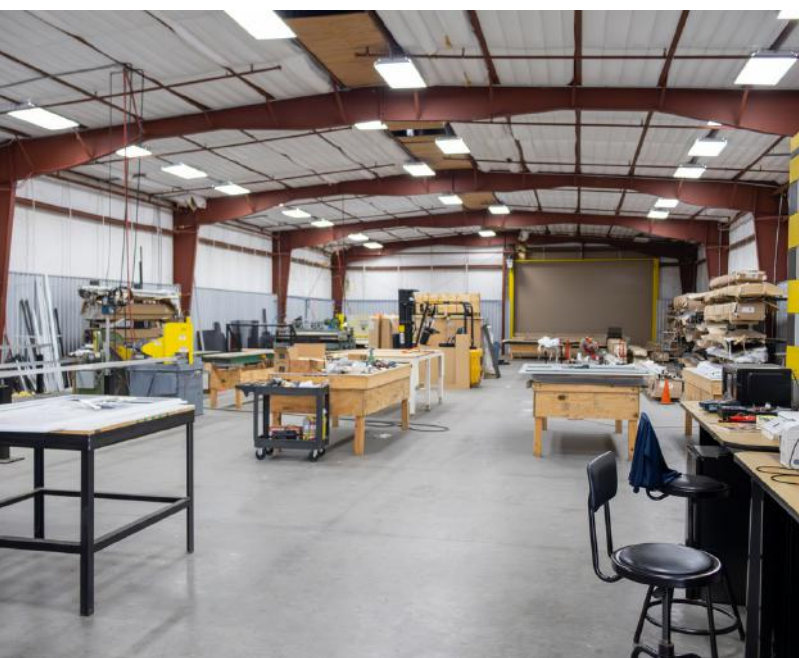
8.98 AC

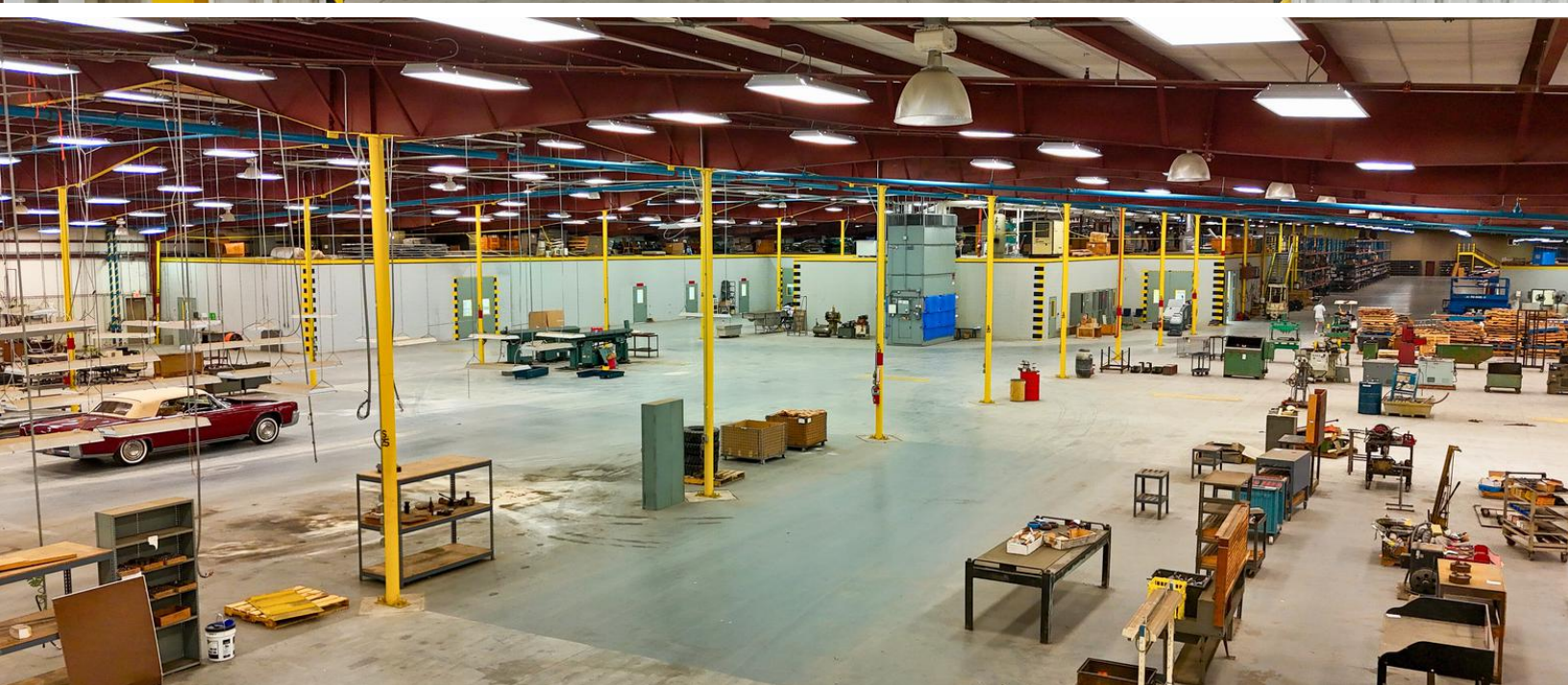
Additional
7.85 AC
available for
land lease

US 41 (BROAD STREET)











Existing
Racking
Available









5X TOP SALES
POWER
BROKER

BELLCORNERSTONE
Commercial Real Estate

2019 2020 2021
2022 2023

BELLCORNERSTONE
Commercial Real Estate

**We Sell BIG
Buildings. *FAST.***

www.BellCornerstone.com

