



EXCLUSIVE OFFERING MEMORANDUM

**±41,000 SF INDUSTRIAL  
MANUFACTURING FACILITY |  
OWNER-USER OR  
INVESTMENT OPPORTUNITY  
LAKE PLACID, FLORIDA**

**3680 OLD STATE ROAD 8  
LAKE PLACID, FL 33852**

Industrial Zoning | \$1.9M in Recent Renovations | 3.19-Acre  
Site | Steel & Aluminum Manufacturing Operations

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# 01 ASSET OVERVIEW

Investment Summary

Property Highlights

Development Highlights

Boundary & Topographic Survey

Zoning Maps

Lot Breakdown

Development Feasibility

Illustrative Concept

Conceptual Development Economics

Additional Adjacent Opportunity



# INVESTMENT SUMMARY

## THE OFFERING

**Fausto Commercial** is pleased to exclusively present the opportunity to acquire a fully operational  $\pm 41,000$  SF industrial manufacturing facility located at 3680 Old State Road 8 in Lake Placid, Florida.

138,956 total SF site ( $\pm 3.19$  acres) featuring a large-scale industrial facility currently owner-occupied and operating as a steel and aluminum manufacturing plant. The property is situated on a generous industrial parcel offering exceptional functional flexibility for a wide range of manufacturing, fabrication, distribution, and logistics uses. Recent ownership has invested approximately \$1.9M in renovations and capital improvements, significantly enhancing the facility's operational efficiency and infrastructure. Lake Placid represents one of Florida's increasingly attractive secondary industrial markets, benefiting from reduced congestion, growing inland population demand, and limited availability of large-format industrial product. The property is ideally suited for owner-users seeking scalable industrial infrastructure or investors targeting Florida industrial assets with strong long-term upside. The facility's versatile configuration supports manufacturing operations, steel and aluminum fabrication, industrial assembly, equipment manufacturing, and distribution and logistics, making it one of the most functional and well-positioned industrial offerings currently available in Highlands County.



**\$7,100,000**

LIST PRICE

**INDUSTRIAL**

ZONING

**$\pm 41,000$  SF**

BUILDING SIZE

**138,956 SF**

TOTAL LOT SIZE

# PROPERTY HIGHLIGHTS



## CONNECTIVITY

- Direct access to US-27 connecting Lake Placid to Fort Lauderdale, Miami, and Tampa
- Strong ingress and egress along Old State Road 8 for heavy truck operations
- Proximate to US-98 providing east-west Highlands County connectivity

## VISIBILITY

- Prominent  $\pm 3.19$ -acre site with strong road frontage along Old State Road 8
- Large-format layout supporting truck circulation, loading, and outdoor storage
- Rare large-scale industrial asset in a supply-constrained secondary Florida market

## DEVELOPMENT POTENTIAL

- $\pm 41,000$  SF building on 138,956 SF of industrial-zoned land
- \$1.9M in recent renovations enhancing operational efficiency
- Heavy-industrial infrastructure in place for steel and aluminum manufacturing
- Versatile configuration supporting fabrication, assembly, distribution, and logistics

# ZONING HIGHLIGHTS

## USE & ELIGIBILITY INDUSTRIAL

Use	Eligibility
Manufacturing & Fabrication	Permitted By Right
Distribution & Logistics	Permitted By Right
Industrial Assembly	Permitted By Right
Equipment & Materials Storage	Permitted By Right
Contractor / Trade Operation	Permitted By Right
Office / Administrative Support	Permitted By Right
Auto / Fleet Services	Special Exception



# LOT BREAKDOWN



# FACILITY OVERVIEW

Acquire a large-scale, fully operational industrial manufacturing facility below replacement cost.

## Building Specs

- ✓ Building Size: ±41,000 SF
- ✓ Office / Conf. Room: ±1,200 SF
- ✓ Warehouse: ±39,800 SF
- ✓ Lot Size: 138,956 SF / 3.19 Acres
- ✓ Year Built: 1982

## Loading & Access

- ✓ Clear Height: 30-38' Eave Height
- ✓ Dock Doors: 1 Dock-Height Door
- ✓ 3 Street-Level Loading Doors
- ✓ Parking: 40+ On-Site Space
- ✓ Direct Access: Old State Road 8

## Mechanical & Infrastructure

- ✓ 1,200 Amps / 3-Phase Electrical
- ✓ Office & Conference Room
- ✓ Sprinklers: None
- ✓ Zoning: Industrial
- ✓ Capital Improvements: ±\$1.9M





## 02 LOCATION & DEMAND DRIVERS

Visibility & Connectivity

Location Context

Key Institutions

Demographics

Local Market Profile



# VISIBILITY & CONNECTIVITY

Property fronts Old State Road 8, running along the east bank of Lake Placid. **Direct connectivity to US-27** — the primary regional north–south **industrial corridor serving Highlands County.**

## US-27 Corridor

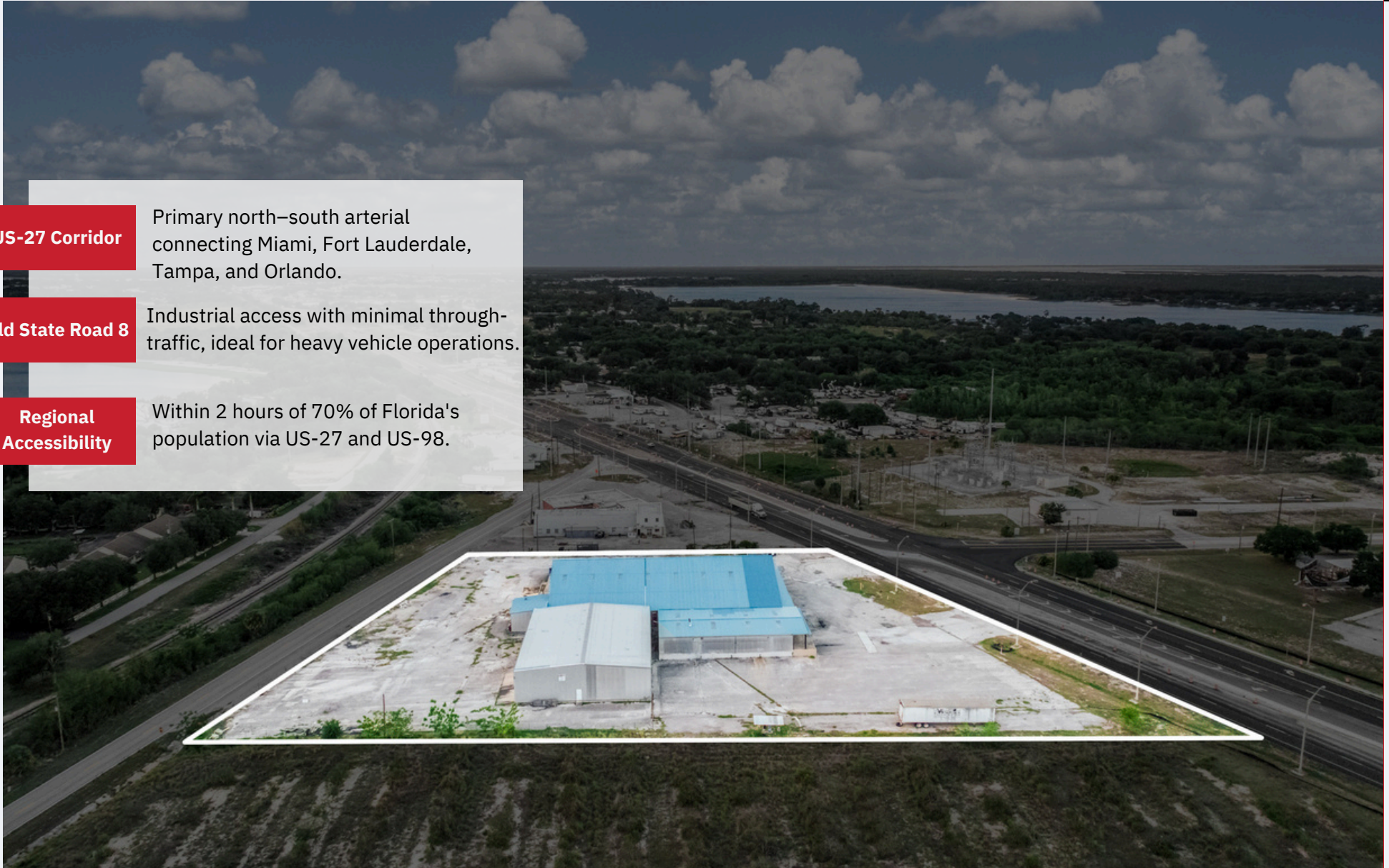
Primary north–south arterial connecting Miami, Fort Lauderdale, Tampa, and Orlando.

## Old State Road 8

Industrial access with minimal through-traffic, ideal for heavy vehicle operations.

## Regional Accessibility

Within 2 hours of 70% of Florida's population via US-27 and US-98.



# LOCAL MARKET PROFILE

## NEIGHBORHOOD

**Highlands County, Florida** is a growing inland Florida market strategically positioned along the US-27 corridor between Tampa, Orlando, and South Florida. The county serves as a critical logistics and manufacturing hub for Central Florida, with expanding infrastructure, a growing residential base, and one of the state's most cost-competitive industrial environments.



## EMPLOYMENT & INDUSTRY

The surrounding trade area is anchored by **community-oriented amenities**, regional parks, and everyday retail destinations that support frequent local visitation rather than seasonal tourism. Nearby civic, recreational, and waterfront assets contribute to **steady daily activity**, reinforcing long-term demand for essential retail, dining, and service uses.

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Amazon delivery station opened November 2025 at 1249 US-27 N

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Direct access to US-27 connecting Miami, Tampa, and Orlando

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Established residential communities with growing workforce base

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Expanding industrial demand from South Florida operator relocation

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Limited large-format industrial supply in Highlands County

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Highlands County's combination of central Florida location, cost-competitive land, lower labor costs, and institutional momentum make it one of Florida's most compelling emerging industrial markets.

**106K+**  
RESIDENTS IN  
THE AREA

**35K+**  
COUNTY JOBS  
(SEBRING MSA)

**\$45K**  
MEDIAN HH  
INCOME

Source: U.S. Census Bureau / Data USA / CareerSource Heartland / Florida Dept. of Economic Opportunity (2025-2026)



# 03 MARKET SUPPORT

Market Analysis

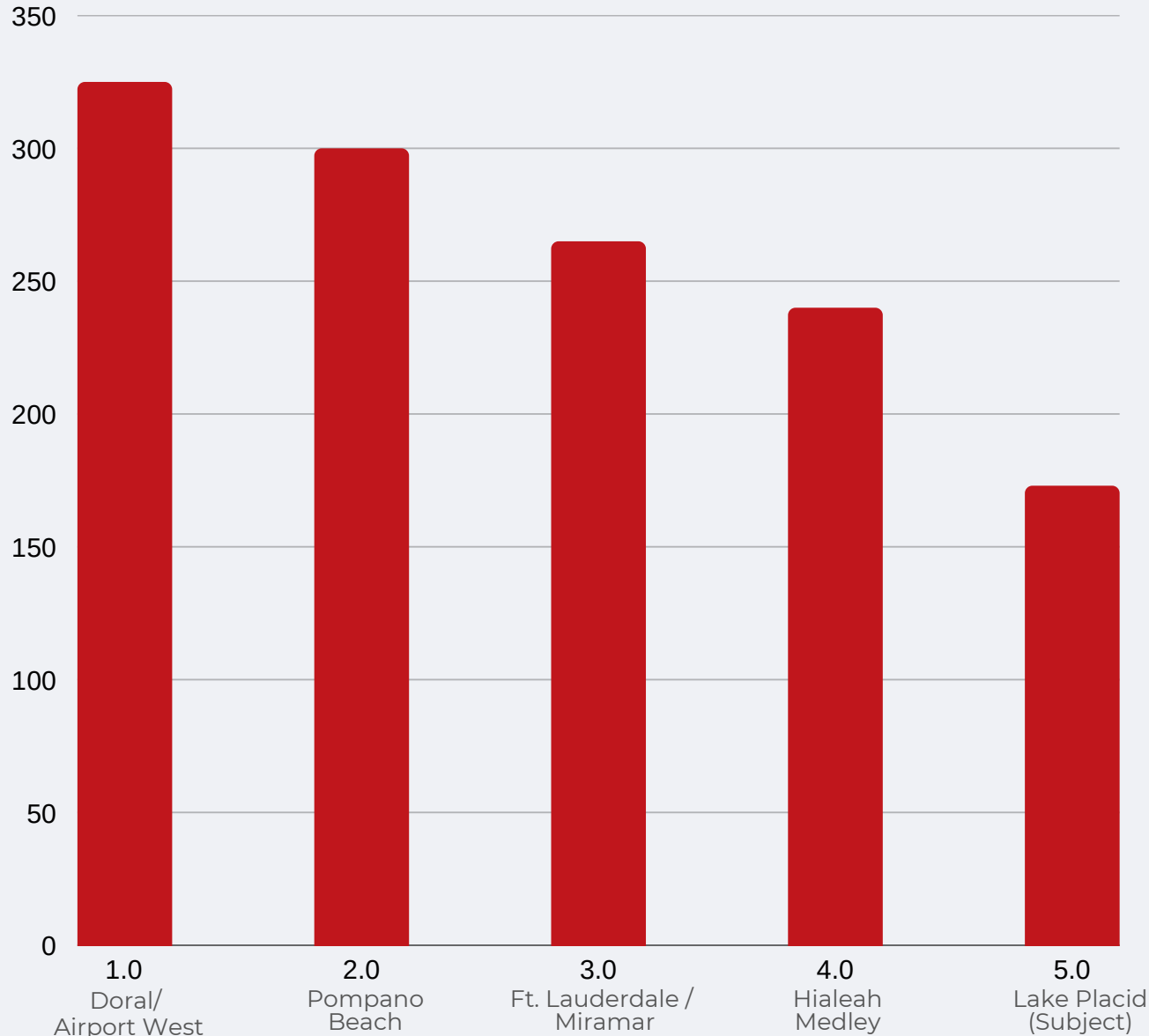
Rent Comparables

Local Developments



# PRICE / SF COMPARISON

Industrial Sale Pricing — South Florida vs. Lake Placid, Highlands County (2025–2026)



**50–75%**  
Savings vs.  
Doral / Airport West

**\$173/SF**  
Lake Placid  
Asking Price

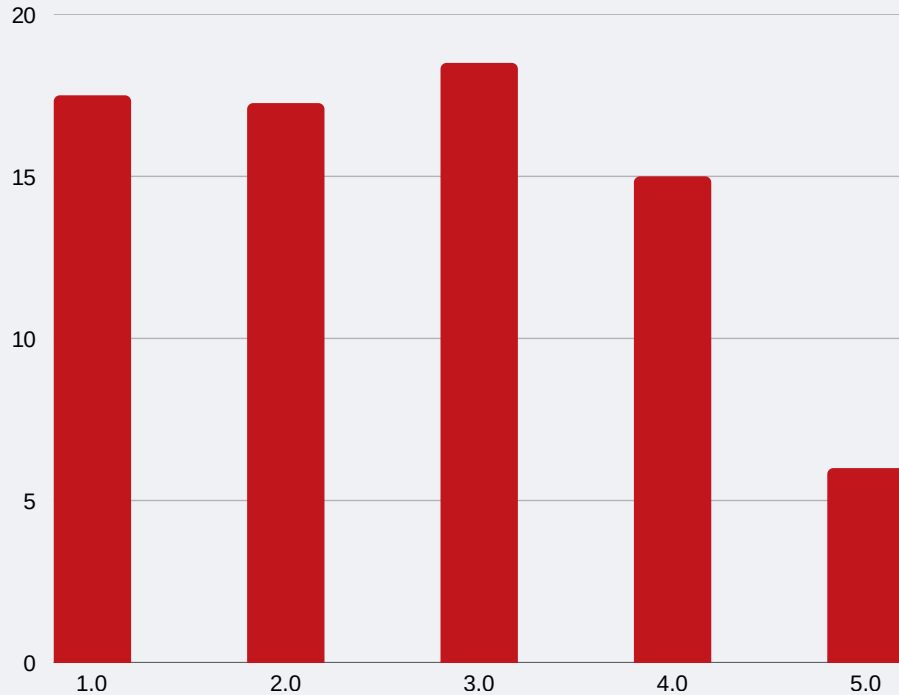
**\$314/SF**

Recent Broward sale  
(Deerfield Corp. Park)

Source: LoopNet, CoStar, Colliers Q1 2026, Commercial Observer (2026). Pricing represents average/mid-range asking and sold prices for comparable industrial assets.

# RENT COMPARABLES

Industrial NNN Lease Rate Comparison — South Florida Markets vs. Highlands County (Q1 2026)



MARKET	SUBMARKET	NNN RATE/SF/YR	VACANCY
Miami-Dade	Doral / Airport West	\$15-\$18/SF	7.2%
Miami-Dade	Hialeah / Medley	\$11-\$14/SF	6.8%
Broward	Pompano Beach	\$17-\$20/SF	~6-7%
Broward	Miramar / SW Broward	\$14-\$16/SF	~6-7%
<b>Highlands County</b>	<b>Lake Placid (Est.)</b>	<b>\$4-\$8/SF*</b>	<b>Very Low</b>

## OCCUPANCY COST ADVANTAGE

A tenant paying \$17/SF NNN in Doral would pay an estimated \$3-\$7/SF in Lake Placid — saving \$400K-\$575K annually on a ±41,000 SF occupancy.

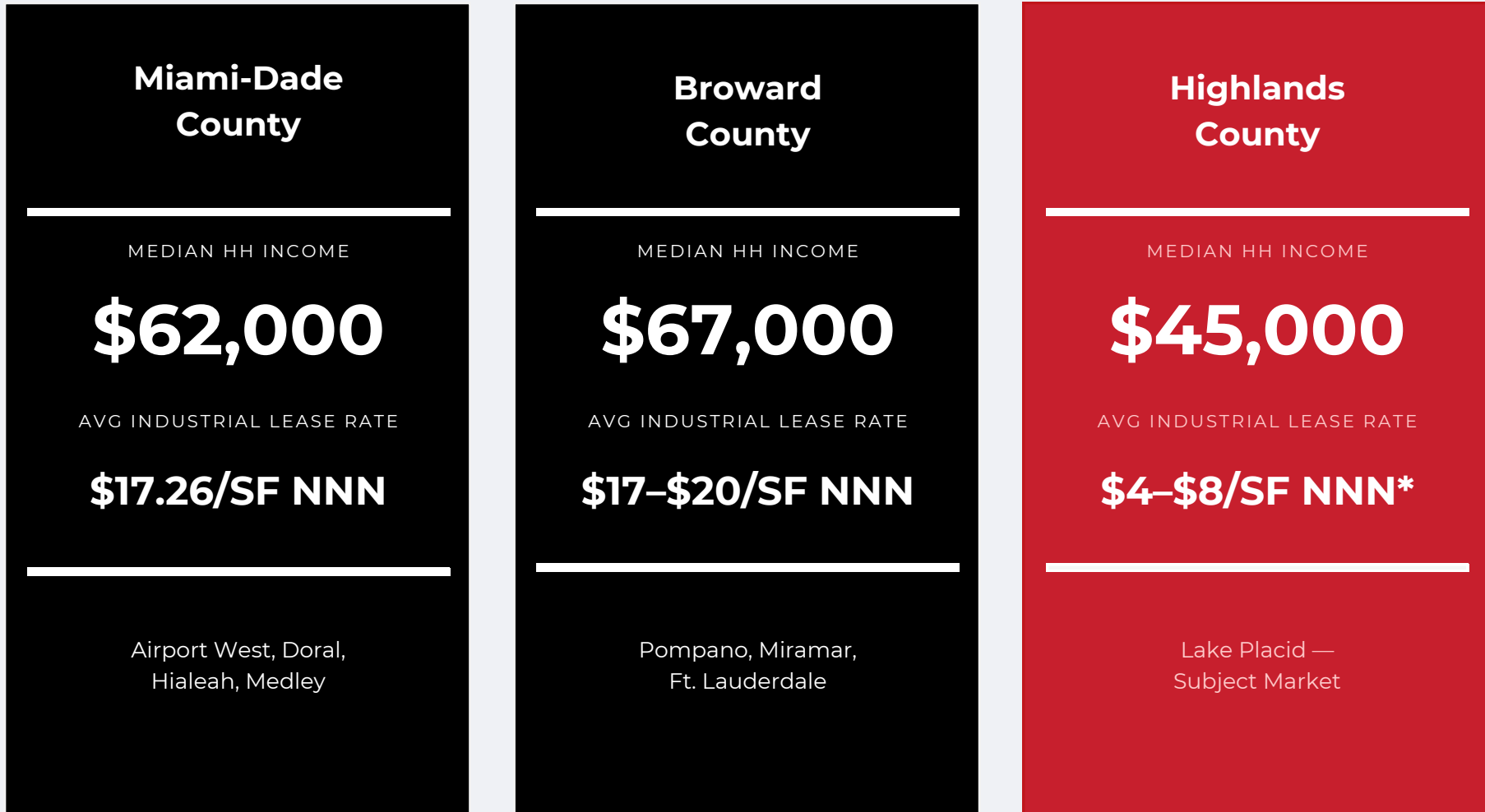
## OWNER-USER ADVANTAGE

An owner-user acquiring this asset eliminates occupancy costs entirely. At South Florida NNN rates of \$17-\$20/SF on 41,000 SF, that represents \$697K-\$820K in annual lease savings — against a purchase price of \$7.1M, that's an effective payback period of 8.7-10.2 years on occupancy cost savings alone.

Source: Colliers Q1 2026, Avison Young Q1 2026, WareCRE 2025, ComReal Q4 2025. \*Highlands County lease rates estimated from active market listings.

# LABOR COST ADVANTAGE

Median household income comparison — industrial workforce markets



Highlands County offers a 28–33% labor cost advantage over South Florida's primary industrial markets — directly reducing payroll for manufacturing, fabrication, and assembly operations.

Source: U.S. Census Bureau / Data USA (2024–2025). \*Lake Placid lease rates estimated based on active market listings.

# WHY LAKE PLACID IS EMERGING

Six demand drivers positioning Highlands County as Florida's next industrial relocation market

**01**

## **US-27 CORRIDOR ACCESS**

Primary north-south arterial connecting Lake Placid to Fort Lauderdale, Miami, and Tampa — ideal for statewide distribution and supply chain operations.

**02**

## **70% OF FL POPULATION WITHIN 2 HOURS**

Strategic central Florida location reduces last-mile logistics costs for manufacturers serving statewide demand vs. coastal congestion corridors.

**03**

## **AMAZON DELIVERY STATION — OPEN NOV. 2025**

Amazon's new 75,000 SF delivery station at 1249 US-27 opened November 2025 — the first major institutional industrial investment in Lake Placid since 2022.

**04**

## **ZERO FLOOD ZONE EXPOSURE**

Situated at 110+ feet above sea level. No FEMA flood zone designation — reducing insurance costs and business continuity risk vs. coastal South Florida sites.

**05**

## **INLAND POPULATION GROWTH**

Highlands County's 2026 projected population reaches 106,628 — up 4.6% since the 2020 census, driving residential and workforce expansion.

**06**

## **SOUTH FLORIDA IS PRICED OUT**

Miami-Dade industrial at \$250–\$400+/SF. Broward at \$200–\$400/SF. Owner-users are being displaced from coastal markets — Lake Placid at \$87–173/SF captures this demand.

# THE OPPORTUNITY

3680 Old State Road 8  
Lake Placid, FL 33852

ASKING PRICE **\$7,100,000**

PRICE / SF **\$173.17/SF**

BUILDING SIZE **±41,000 SF**

LOT SIZE **138,956 SF / 3.19 AC**

YEAR BUILT **1982**

ZONING **Industrial**

RECENT CAPEX **±\$1.9M**

USE **Steel & Aluminum Mfg.**

## WHY THIS ASSET COMMANDS A PREMIUM

### FULLY OPERATIONAL — ZERO DOWNTIME

Turnkey heavy manufacturing facility. Buyer walks into a running operation — no permitting, no build-out, no waiting.

### PURE INDUSTRIAL ZONING

Genuine industrial-zoned asset vs. both active comps which are C-1 and C-3 commercial. Purpose-built for heavy use.

### \$1.9M IN RECENT CAPITAL IMPROVEMENTS

No deferred maintenance. Seller has invested heavily in operational infrastructure, below replacement cost by a significant margin.

### LARGEST SITE OF ALL ACTIVE COMPS

3.19 acres vs. 0.78 and 2.38 acres for the only other active industrial listings in the market. Irreplaceable footprint.

### 50-75% BELOW SOUTH FLORIDA PRICING

Equivalent asset in Doral, Hialeah, or Pompano Beach would command \$250-\$400/SF. Lake Placid offers generational pricing arbitrage.

# THE AMAZON EFFECT

What Amazon's arrival in Lake Placid signals for the industrial submarket — and why institutional confidence matters.

**75,000 SF**

Delivery Station Size  
1249 US-27 N, Lake Placid

**Nov. 2025**

Opening Date —  
Just In Time for Holiday Season

**200+**

New Jobs Created  
(Full/Part-Time + Drivers)

**\$36B+**

Amazon Investment  
in Florida Since 2010

## WHAT THIS MEANS FOR THE SUBMARKET

### 1 FIRST MAJOR INSTITUTIONAL INVESTMENT SINCE 2022

Amazon is the first major institutional industrial investor in Lake Placid since Duke Energy completed its 2022 site-readiness study. It directly validates the market's viability for large-scale industrial operations.

### 2 PROVEN LAST-MILE LOGISTICS DEMAND

Amazon's choice of Lake Placid as a delivery station confirms the US-27 corridor's strategic value for serving inland and statewide Florida markets — the same thesis that underpins the subject property's location.

### 3 SUPPLY CHAIN CATALYST EFFECT

Historically, Amazon delivery stations attract downstream suppliers, logistics providers, and manufacturers who want proximity to Amazon's network. This pattern has played out in dozens of secondary markets across Florida.

### 4 INFRASTRUCTURE UPGRADES FOLLOW

Amazon's project required road improvements and traffic control systems along US-27. Local infrastructure investment driven by Amazon directly benefits all industrial users on the same corridor — including 3680 Old State Road 8.

### 5 WORKFORCE EXPANSION ACCELERATES

Amazon's 200+ new jobs signal to other employers that a qualified industrial workforce exists in Highlands County. Labor availability is often the first question manufacturers ask when evaluating a relocation market.

Source: Highlands News-Sun (Jan. 2026), Business Facilities (Apr. 2025), Mid-Florida Newspapers (May 2025).

# REPLACEMENT COST ANALYSIS

What it costs to build vs. what you pay today — the case for acquiring below replacement cost

**BASIC**

**BASIC INDUSTRIAL SHELL (INLAND FL)**

COST TO BUILD NEW

**\$155–\$195/SF**

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TOTAL NEW BUILD COST  
(±41,000 SF)

**\$6.4M–\$8.0M**

Pre-engineered metal building,  
no specialized systems

**STANDARD**

**STANDARD MANUFACTURING FACILITY (INLAND FL)**

COST TO BUILD NEW

**\$195–\$245/SF**

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TOTAL NEW BUILD COST  
(±41,000 SF)

**\$8.0M–\$10.0M**

Tilt-up or steel frame with  
basic MEP, reinforced slab

**SUBJECT PROPERTY TYPE**

**HEAVY MANUFACTURING FACILITY (SPECIALIZED)**

COST TO BUILD NEW

**\$245–\$300/SF**

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TOTAL NEW BUILD COST  
(±41,000 SF)

**\$10.0M–\$12.3M**

Heavy industrial infrastructure,  
specialized systems, power

**ASKING PRICE TODAY**

**\$7,100,000**

**\$173.17/SF**

Includes \$1.9M in  
already-completed  
capital improvements

**BUYER ACQUIRES AT**

**42–73%**

**OF REPLACEMENT COST**

vs. \$8M–\$12.3M to build  
equivalent facility new

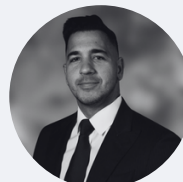
Source: Estimate Florida Consulting (2026), Cushman & Wakefield Industrial Construction Cost Guide (2025), TCG Commercial Construction Costs (2026). Costs include hard and soft costs for inland FL industrial.



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