



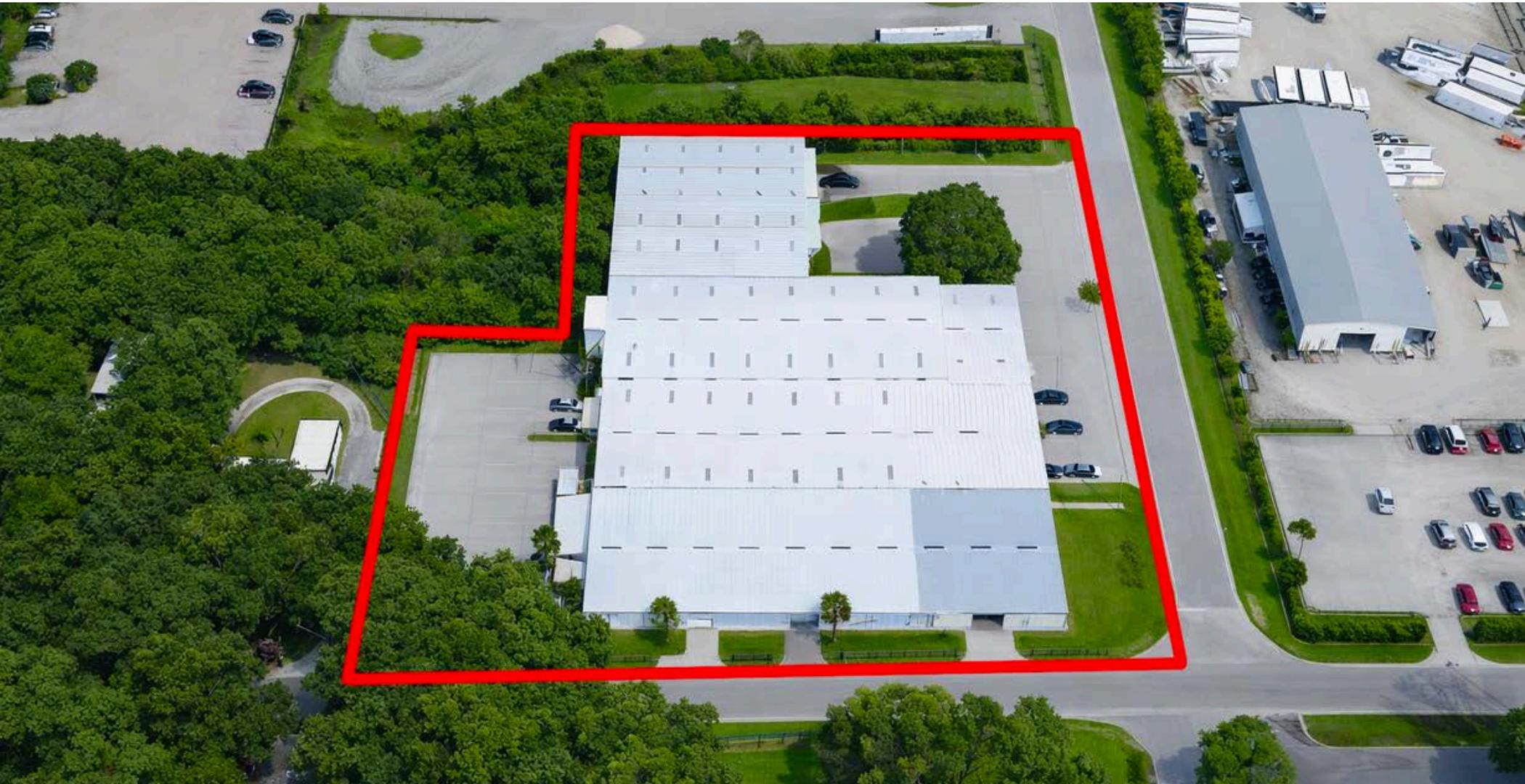
Available For Lease

**2600 Industrial St,
Leesburg, FL 34748**



Property Summary

2600 Industrial St, Leesburg, FL 34748 offers 76,901 SF of Class B industrial space on a 3.5-acre site, including approximately 4,000 SF of office space. The facility features 24' clear height, 7 exterior dock doors, 4 interior dock doors, 3 (9' x 9') bay doors, and 2 dock levelers, providing strong functionality for distribution or manufacturing users. Built in 1980 with steel construction and 6" floor thickness, the building is equipped with 280 AMP / 440 Volt / 3-phase power and wet sprinkler systems. Zoned Industrial and the property presents a well-equipped and versatile industrial opportunity in the Leesburg market.



PROPERTY SPECS

Address: 2600 Industrial St, Leesburg, FL 34748

Type: Industrial

Total SF: 76,901 (4,000 sf office)

Acreage: 3.5 AC

Dock Doors: 7 (exterior) docks... 4 (interior) docks

Bays: 3 bay doors 9'x9'

Levelers: 2

Power: 280 AMP - 440 Volt - 3 Phase

Clear Height: 24'

Year Built: 1980 - steel construction - 6" floor thickness

Building Class: B

Wet Sprinklers: Yes

Zoning: Industrial

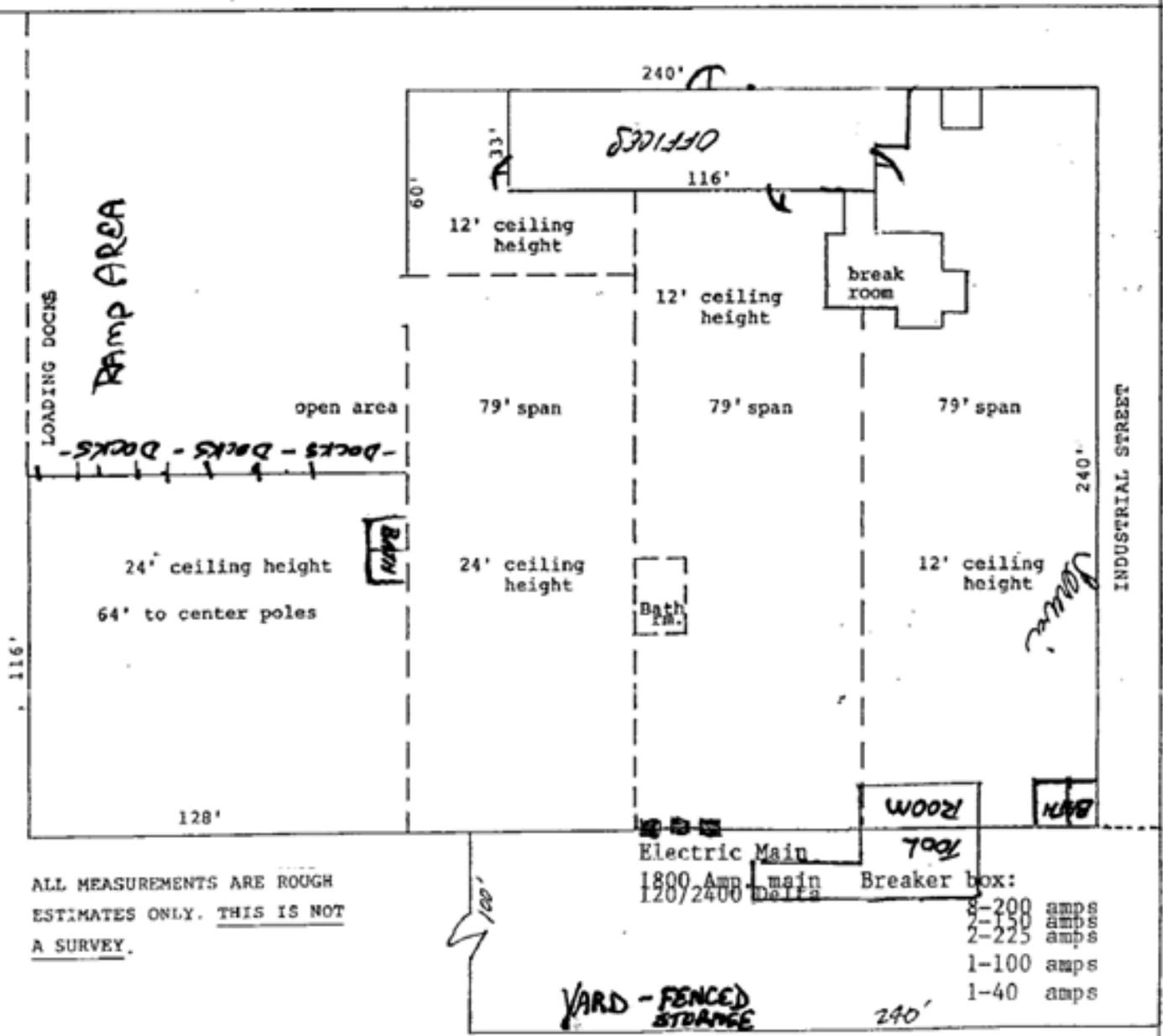
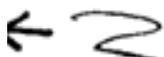






COMMERCE STREET

Industrial St



ALL MEASUREMENTS ARE ROUGH ESTIMATES ONLY. THIS IS NOT A SURVEY.

Electric Main
1800 Amp main
120/2400 volts

Breaker box:
8-200 amps
2-150 amps
2-225 amps
1-100 amps
1-40 amps

YARD - FENCED STORAGE

240'

RAMP AREA

LOADING DOCKS

DOCKS - DOCKS - DOCKS

open area

OFFICES

break room

WOOD ROOM

WOOD ROOM

Bath Rm.

BATH

BATH

60'

33'

240'

116'

12' ceiling height

12' ceiling height

79' span

79' span

79' span

24' ceiling height

64' to center poles

24' ceiling height

12' ceiling height

116'

128'

240'

INDUSTRIAL STREET

100'

Prime Industrial Location - Leesburg, FL

2600 Industrial Street is strategically positioned within Leesburg's established industrial and logistics corridor in Lake County, offering strong connectivity to Central Florida's major transportation networks. The property benefits from immediate access to US-27 and FL-44, with convenient connections to the Florida Turnpike and I-75, enabling efficient regional distribution throughout the Orlando metro, Tampa Bay, and the broader Southeast market. Located within one of Central Florida's fastest-growing industrial regions, the site offers proximity to major population centers, logistics hubs, and workforce bases throughout Lake and Sumter counties. Its location supports a wide range of industrial uses including warehousing, light manufacturing, distribution, and service operations, while maintaining strong access to surrounding commercial corridors and regional transportation infrastructure.

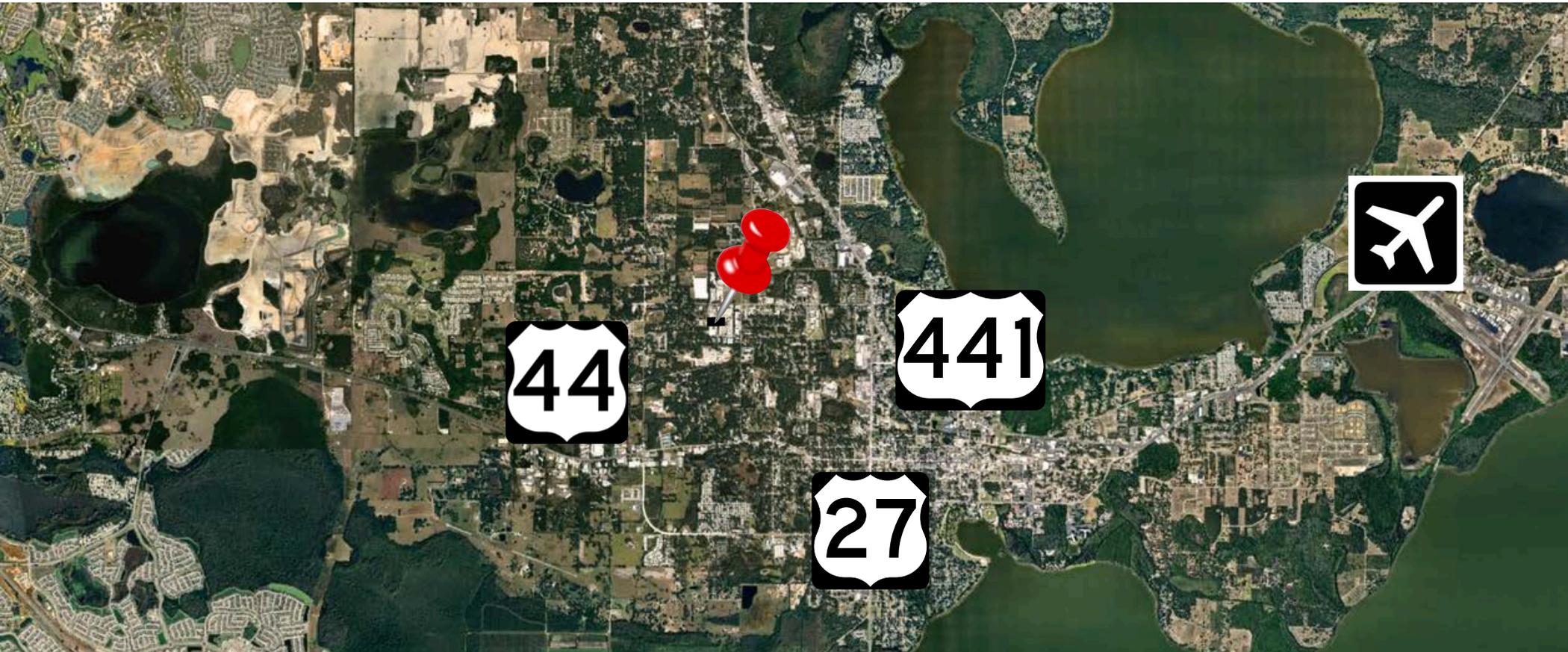
Distances

US-27: 1.0 Miles

FL-44: 1.5 Miles

US-441: 3.5 Miles

Leesburg International Airport: 7.5 Miles





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Acquisitions Officer



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