

For Lease  
1107 Thomas Avenue

Leesburg, FL 34748



62,914± sf available

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## Introduction

Formerly Bailey Cabinets, this opportunity includes a  $62,914\pm$  SF office/warehouse building with over 50% of the property fenced and secured. The property has clear heights as high as 24', over 15 overhead doors, LED lighting and a secured fenced truck court. With an excellent location, the property is easily accessible to major thoroughfares such as 441, Hwy 27, and the Florida Turnpike providing great access into the Greater Orlando Area and The Villages.

### PROPERTY HIGHLIGHTS

**62,914 $\pm$  SF AVAILABLE**

**APPROXIMATELY 8,000 $\pm$  SF OF  
TWO-STORY OFFICE SPACE**

**CEILING HEIGHT: 20' - 24' AND 16' - 18'**

**THREE-PHASE ELECTRICAL**

**AMPLE PARKING WITH TWO (2) COVERED  
PARKING SPACES AND ADDITIONAL LOT  
ACROSS THE STREET**

**OVER 15 OVERHEAD DOORS INCLUDING  
ONE RAMP AND 14 DOCK-HIGH DOORS**

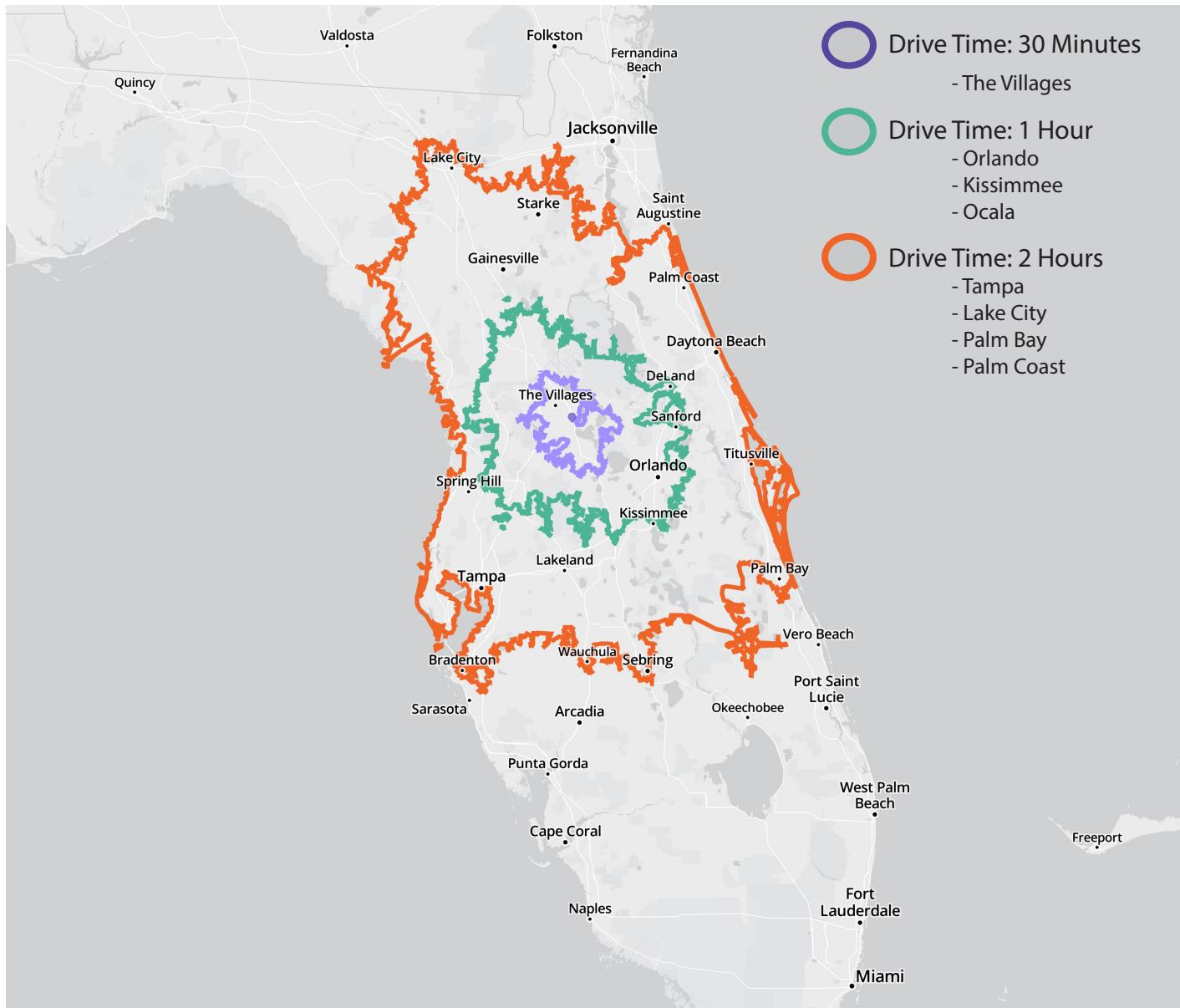
**MULTIPLE DOCK-HIGH DOORS WITH  
CANOPIES, BUMPERS, AND DOCK  
LEVELERS**

**ZONING: M-1 (INDUSTRIAL) - CITY OF  
LEESBURG**



# Drive Time Map

1107 THOMAS AVENUE  
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# Nearby Amenities

1107 THOMAS AVENUE  
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# Photos

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