# FOR SALE

- ◆ 20,820 sq. ft Steel Industrial Building located in Brooksville
- ◆ Building is situated on 3.5 acres (cell tower not included)
- ◆ Fully air conditioned warehouse (new AC in 2019) with upgraded 3 phase electric and industrial compressors
- ◆ Ample office space with multiple private offices, conference room, breakroom, QC room and 4 restrooms (2 with showers)
- ◆ Two 16 foot grade-level overhead doors
- ◆ Located in the heart of Brooksville, with good access to major roads, including US 41, I-75 and Suncoast Parkway (589)
- ◆ Hernando County's continued growth with available affordable housing allows employers to tap into and attract a strong labor pool who want to live, work, raise a family, and retire.



## **Industrial Warehouse for Sale**

12228 Powell Road Brooksville, FL 34604

Sale Price: \$1,900,000

Heidi Tuttle-Beisner, CCIM

**Broker/Owner** 

Cell: (727) 992-1674 Office: (727) 376-4900 htuttle@cap-realty.com www.cap-realty.com



COMMERCIAL ASSET PARTNERS

Sales & Leasing • Investment • Property Management • Site Selection

#### **PROPERTY SPECIFICATIONS**

Address: 21228 Powell Road Brooksville, FL

Building Size: 20,820 sq. ft.

Parcel ID#: R14 423 19 0000 0140 0000

**County:** Hernando County

Zoning: I-1 (Light Manufacturing)

Utilities: Well and Septic

Suitable Uses: Manufacturing, Distribution and

Warehouse

# Demographics -10 miles



**Population Estimate: 124,729** 



Median Age: 45.9



Average HH Income: \$77,385

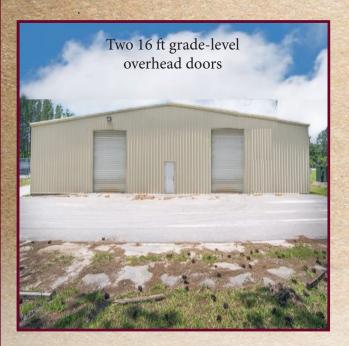




#### Site Aerial Map





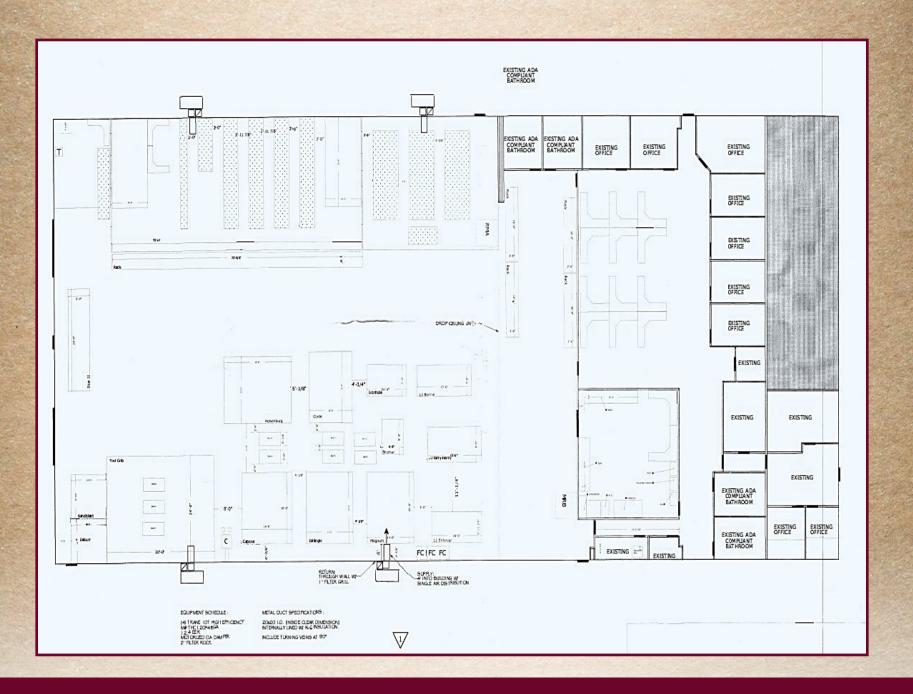








# 20,820 sq. ft. Floor Plan





## Survey

