

Brooksville Industrial Park

Chambord St | For Lease | Modified Gross



Listed By

Robert Buckner

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Charles Buckner

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 **Buckner**
REAL ESTATE, INC.

Location Information - North & South Buildings

Site Address	13401 - 13499 Chambord St
City, State, Zip	Brooksville, FL 34613
County	Hernando

Property Information

Property Type	Industrial & Warehouse
Parcel Key #	998889 & 998987
Zoning	PDP (Highway Commercial)
Lot Size (Acres)	(N) 3.65 & (S) 3.03
Frontage Feet	(N) 600 FT & (S) 500 FT
Price	See Page 5

Building Information

Space Available	3,400 SF
Year Built	1988
Ceiling Height Range	Approximately 12-15 FT
Parking	(N) 95 (S) 91 Shared
Features and Amenities	Monument Sign Water Included

Property Summary

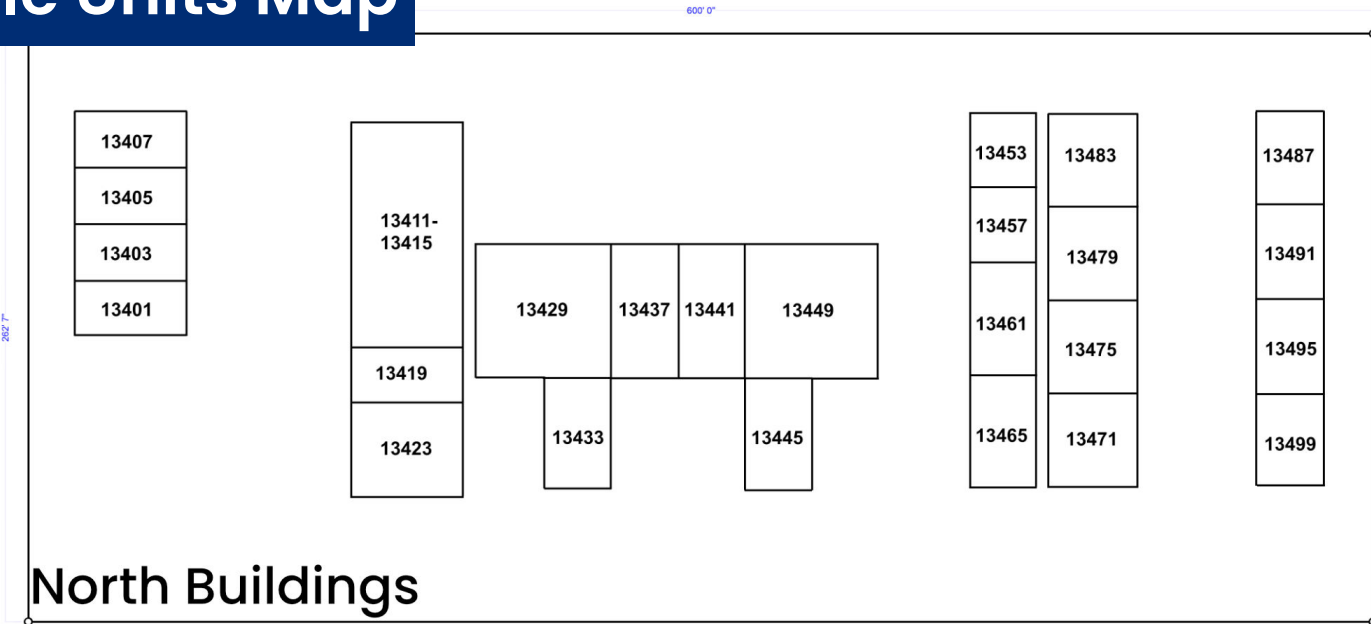
Brooksville Industrial Park is a premier complex under new ownership and management offering quality units for a variety of use needs. Most units include office areas and warehousing space serviced by 10-foot roll-up door with ample ceiling height. New owners continue to make common area improvements and renovating individual units. Detailed floor plans are available. Flexible lease terms available with a one-year minimum term. Leases are modified gross leases and include water. Similar type and sized units are in short supply in Hernando County, thus please do not delay while units are obtainable.

Highlights

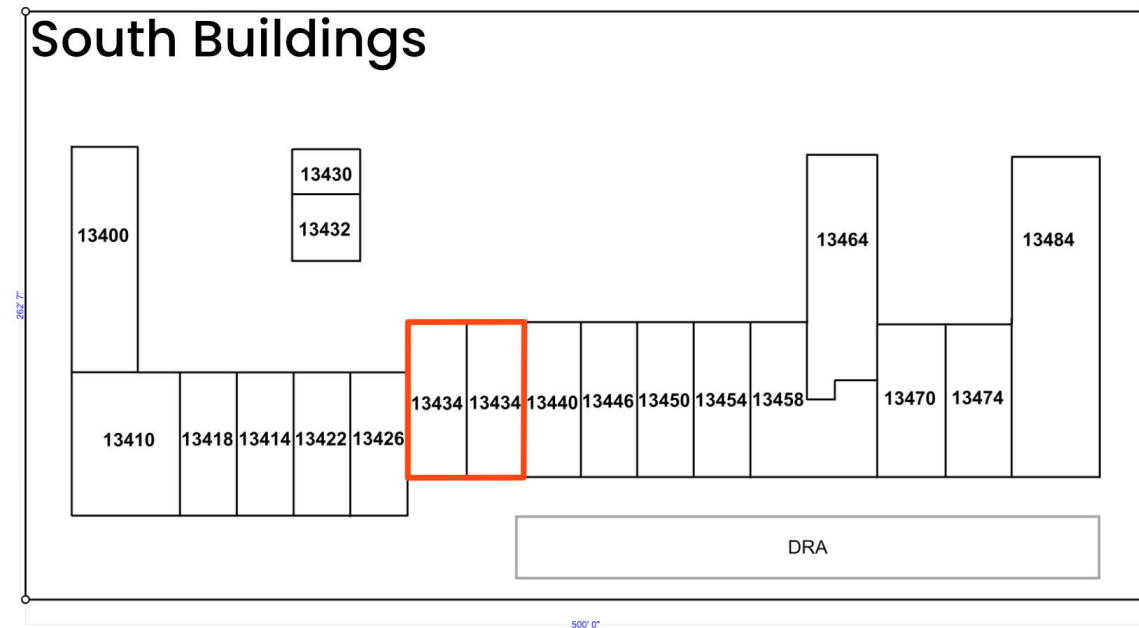
- Active industrial park with a healthy tenant mix
- Contiguous units available
- Under proactive new ownership and management
- Within a 10-minute drive, there is a population of 60,940 people



Available Units Map



Chambord St.



Lease Information Overview

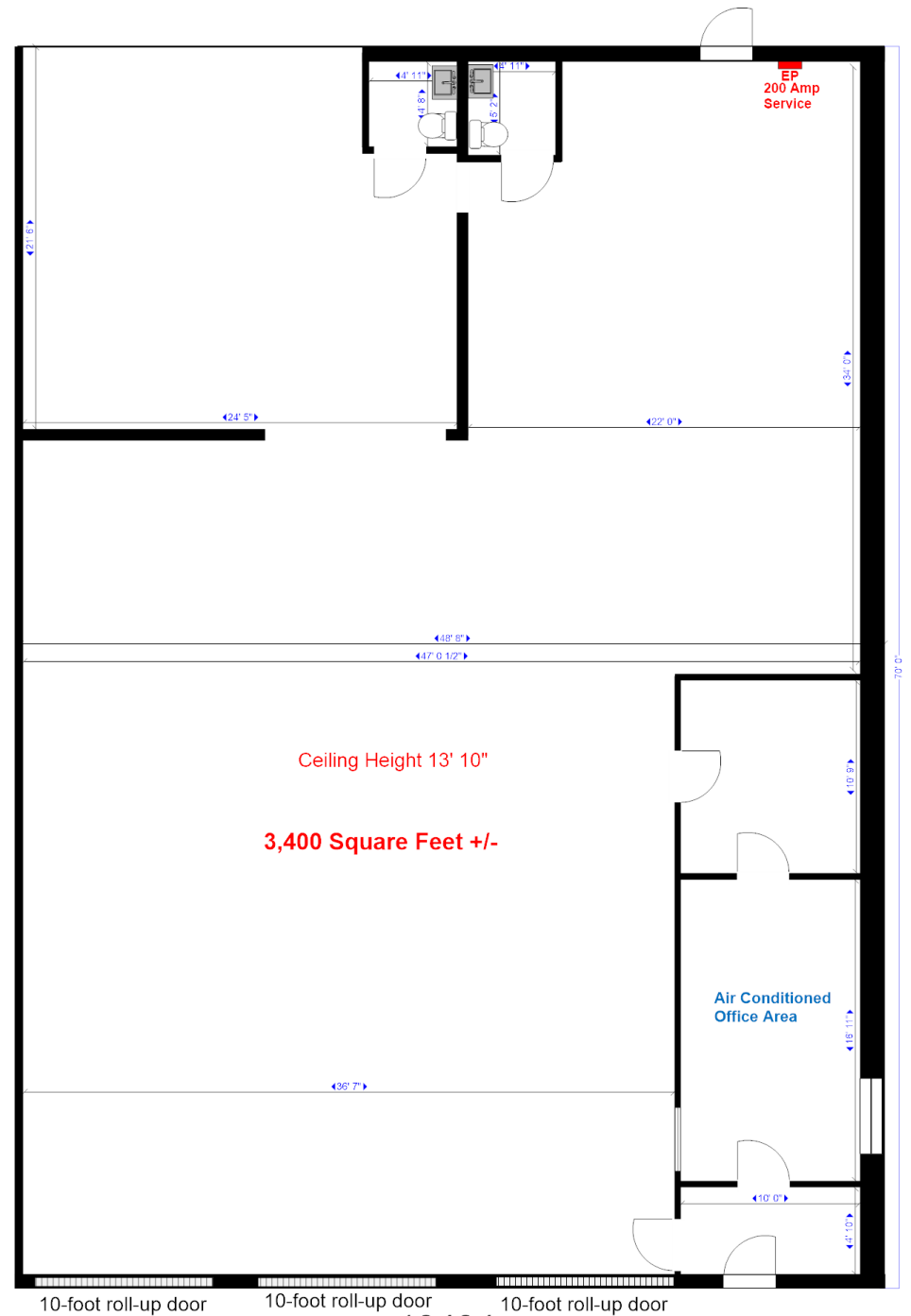
Lease Type	Modified Gross	Lease Term	1 Year minimum
Available Space	1,500 - 3,400 SF	Lease Rate	Varies, see below

Available Spaces

Unit #'s	Unit Square Feet	\$/SF/YR	Base Monthly Rent	Date Available
13434	3,400	\$13.41	\$3,800	Now

Unit 13434 - Detailed View

Square Feet	3,400 SF
Base Monthly Rent	\$3,800
Additional Information	3 roll-up doors, air conditioned office space, and two bathrooms.



10-foot roll-up door 10-foot roll-up door 10-foot roll-up door

13434

3D Tour Example, White Box Finish #13450



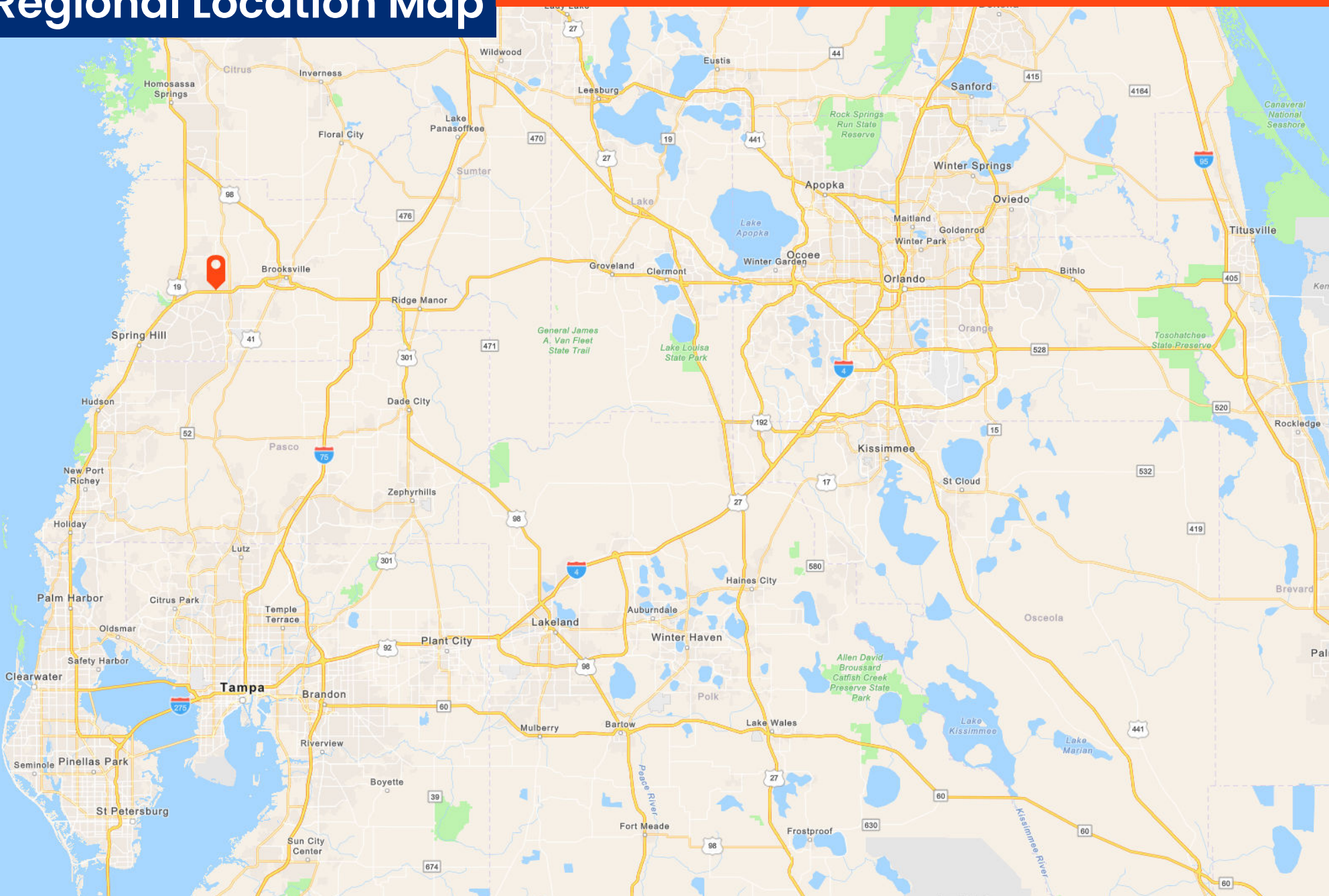
Access the tour [here](#)

MapRight Access

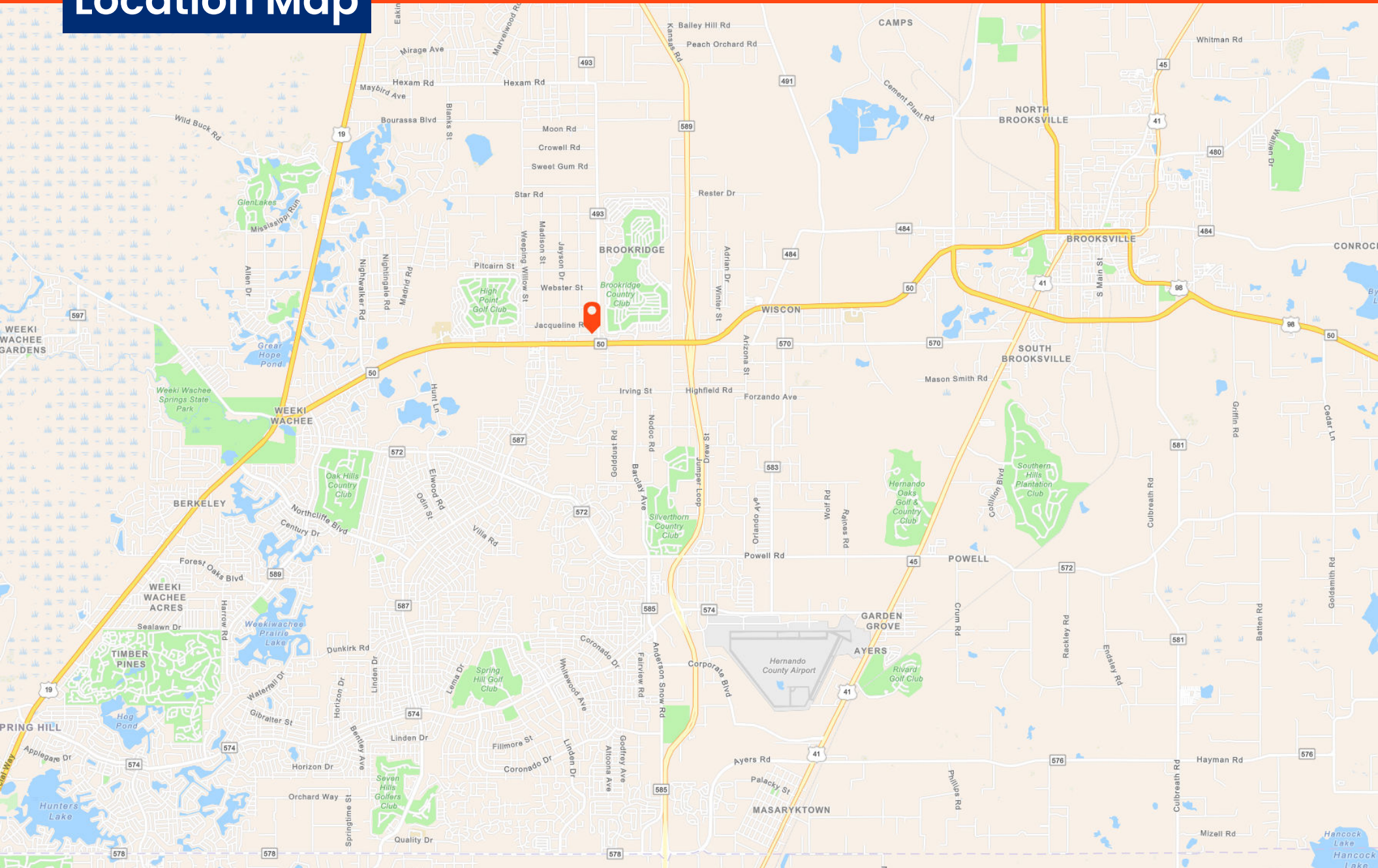


View the map [here](#)

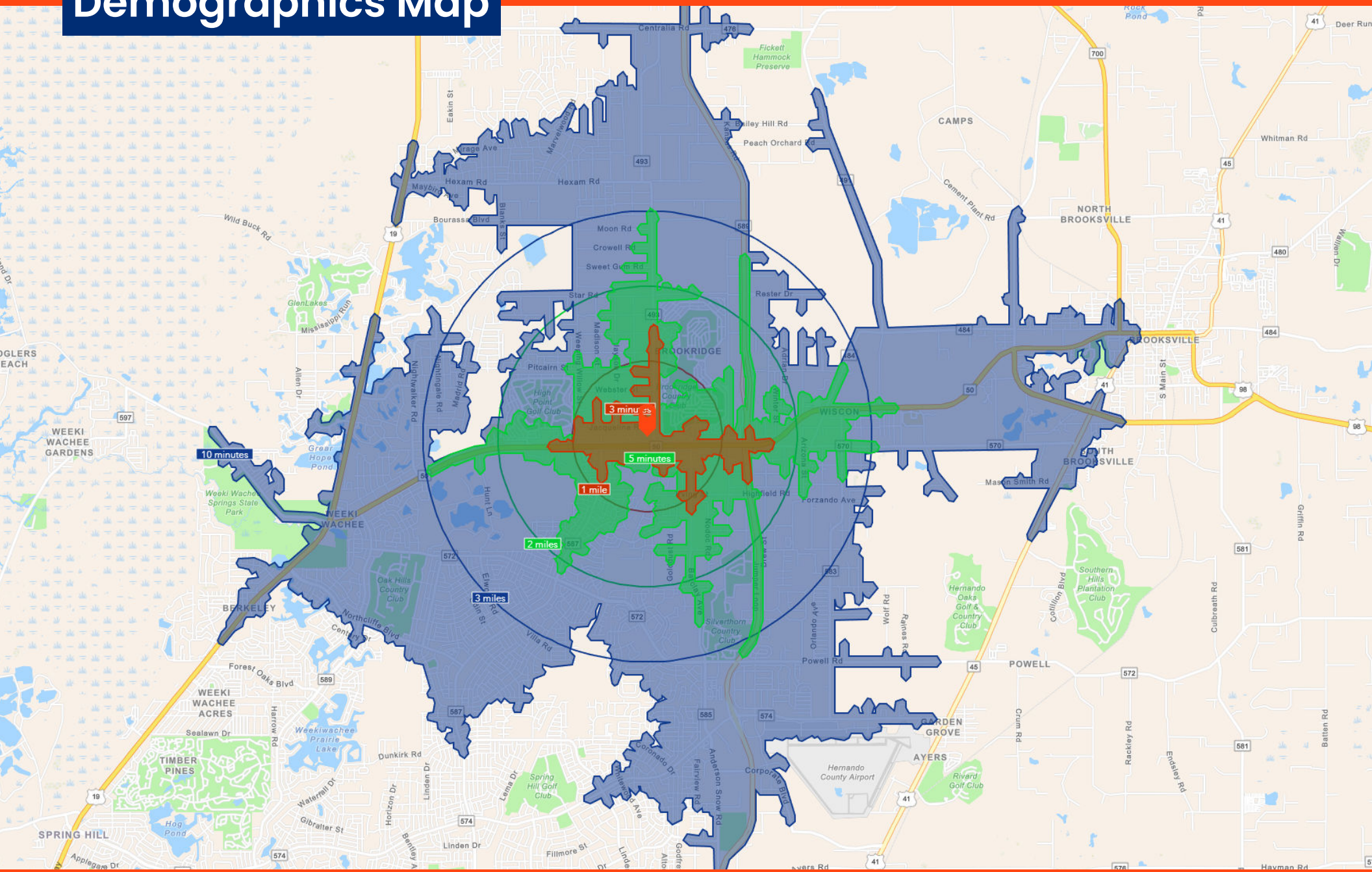
Regional Location Map



Location Map



Demographics Map



Drive Time	3 Minutes	5 Minutes	10 Minutes	1 Miles	2 Miles	3 Miles	Hernando	Florida
Population Data								
Total Population	446	6,551	62,926	3,353	15,049	30,323	209,629	22,779,514
Households	197	2,909	24,930	1,641	6,872	12,738	85,879	9,084,882
Average Household Size	2.25	2.2	2.46	2.02	2.14	2.35	2.42	2.45
Owner Occupied Housing	171	2,447	19,887	1,418	5,803	10,628	69,699	6,029,935
Renter Occupied Housing	26	462	5,043	223	1,069	2,110	16,180	3,054,947
Median Age	69.1	60.8	48.7	64.6	61.2	53.2	49.9	43.5
Income Data								
Median Household Income	\$49,023	\$54,803	\$65,931	\$57,019	\$55,918	\$62,403	\$65,341	\$74,715
Average Household Income	\$66,556	\$71,523	\$82,583	\$71,911	\$73,346	\$79,516	\$86,485	\$105,305
Per Capita Income	\$35,958	\$33,042	\$32,984	\$34,618	\$33,634	\$33,463	\$35,468	\$42,078
Business Data								
Total Businesses	275	482	2,516	389	616	943	6,329	1,080,913
Total Employees	2,961	5,080	22,959	4,149	6,353	10,157	56,505	9,893,301

Key Highlights:

- Within a 10-minute drive, there is a population of 62,926 people, which is 30% of Hernando County's total population.
- Within 3 miles, there are 943 other businesses and 10,157 employees

Neighborhood Trade



Trade Area Map



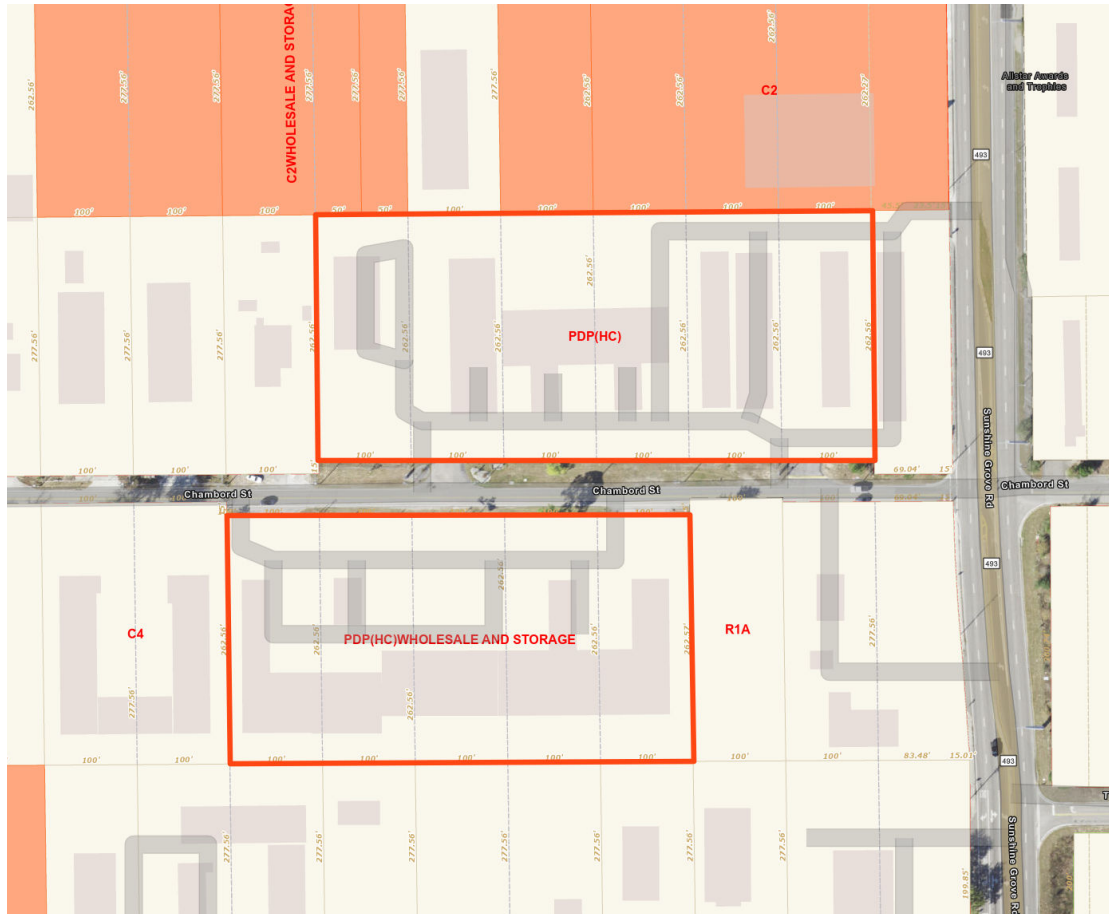
North Buildings Aerial



South Buildings Aerial



Zoning Classification





Zoning Information

The subject property is zoned as PDP, Highway Commercial.

You can read more information about the zoning district on Hernando County's municode library [here](#)

Zoning Key

-  PDP (Highway Commercial)
-  C2





Robert Buckner

Broker/Owner

robert@bucknerrealestate.com

Office: 352 796 4544 | Cell: 352 238 6930

About & Experience

Robert has been the broker-owner of Buckner Real Estate since 1987. He is the sixth generation of his family to reside in Hernando County, Florida. Over 35 years of experience and integrity in all aspects of real estate brokerage, and he established a company that endeavors to provide superlative professional service, advice and assistance to clients. Robert is an avid golfer, hunter and Florida Gator fan.

Education & REALTOR® Involvement & Awards

- Attended the University of Florida and graduated from St. Leo University Cum Laude with a BA degree in Business Administration
- Member of National Association of REALTORS®, Hernando County Association of REALTORS® and past District Vice-President of the Florida Realtors®
- 1989 President of Hernando County Association of REALTORS®, 2012 Realtor of the Year Award and 2-time recipient of the Civic Achievement Award
- Numerous courses in commercial real estate investment and appraisal technique

Current Board Involvement

- Truist Bank Advisory Board of Directors
- 2022-2024 President of Gator Boosters, Inc.
- Hernando Progress, Inc.
- Brooksville Vision Foundation, Inc.
- Hernando County Business Alliance

Buckner Real Estate, Inc.

11 N Main Street
Brooksville, FL 34601



Charles Buckner

Senior Associate

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Office: 352 796 4544 | Cell: 352 848 5545

About & Experience

Charles marks the seventh generation of his family to live in Hernando County. From having grown up right here in Brooksville, he credits his first real estate interests stemming from the time spent with his father, Robert Buckner, hunting and picking oranges on the local land from a young age. Charles went on to earn his real estate degree from the University of Central Florida and his Master's in Real Estate from the University of Florida. He has since moved back to Brooksville and utilized much of what he learned to spearhead the brokerage's new look and features that are seen in use today. Charles is a devoted gym-goer and greatly enjoys the aquarium hobby.

Education

- BSBA in Real Estate, University of Central Florida
- Master of Science in Real Estate, University of Florida

Community Involvement

- Board Member, The Ederington foundation
- Member, The Murray Family Foundation
- Member, Hernando County Chapter of the Coastal Conservation Association

Focus Areas

- Land Brokerage
- Commercial Brokerage and Leasing

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