

# 5 ACRES OF B4 WITH 400 FT FRONTAGE ON 441

13866 U.S. 441, SUMMERFIELD, FL 34491

## EXECUTIVE SUMMARY

## INDUSTRIAL PROPERTY FOR SALE



### OFFERING SUMMARY

Sale Price:	\$3,200,000
Lot Size:	5.02 Acres
Building Size:	15,240 SF
Renovated:	2022
Zoning:	B4
Market:	Industrial/Warehouse
Submarket:	Automotive or Truck Repair
Traffic Count Street:	35,000 AADT
Price / SF:	\$209.97

### PROPERTY OVERVIEW

This highly visible 5-acre B-4 zoned commercial property is located directly on US Hwy 441 in Summerfield, Florida (AADT 31,800) and includes two well-maintained buildings totaling approximately 15,240 square feet with all parking fully paved. The front ±6,000 SF office, retail, and showroom building offers an 11-foot clear height and a roll-up door measuring approximately 10 feet wide by 12 feet high. The interior features abundant natural light from large windows, two reception or check-in desks, five open-concept cubicle workspaces, seven private offices, a break room, multiple oversized storage areas, and a large central open showroom suitable for retail, service, or professional use.

The rear ±9,240 SF warehouse building (built in 2020) is designed for functional operations and logistics, featuring seven grade-level bay doors, each approximately 13 feet wide by 15 feet high, allowing for efficient loading, storage, and circulation. Immediate occupancy is available for owner-users. For investors, the property includes a 34-month lease with a national tenant that does not occupy the space, providing immediate cash flow while marketing for a new tenant. The lease may be terminated as needed, offering flexibility for repositioning or owner occupancy. Billboard is not included in the sale, and an exclusivity clause for RV sales applies.

### PROPERTY HIGHLIGHTS

- Directly on 441 with a crossover
- 7 Large roll-up doors

FOR MORE INFORMATION CONTACT:

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BOYD REAL ESTATE, LLC | 1720 SE 16th Ave #200, Ocala, FL 34471 | 352.861.2248 | [boydrealestategroup.com](http://boydrealestategroup.com)

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.



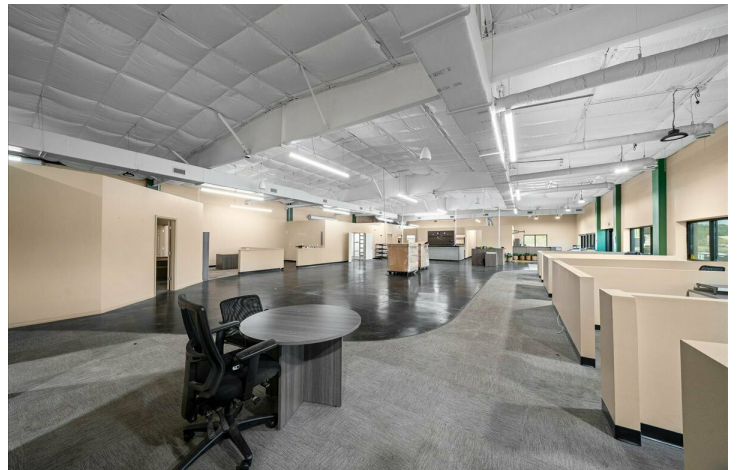
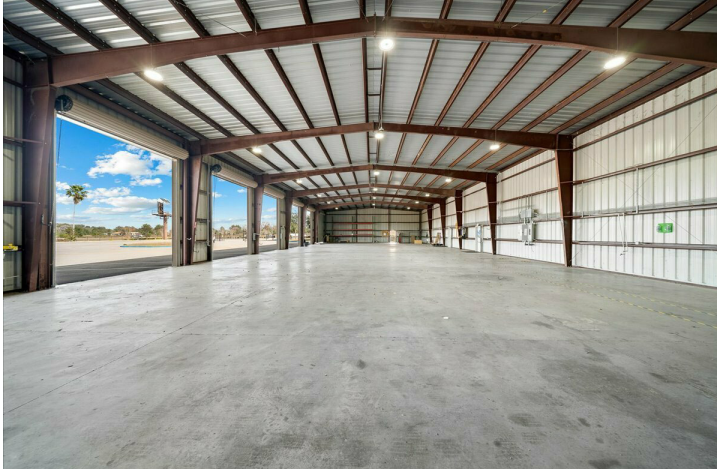


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ADDITIONAL PHOTOS

INDUSTRIAL PROPERTY FOR SALE



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OFFICE FLOORPLAN

INDUSTRIAL PROPERTY FOR SALE



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