

# COLD STORAGE & PROCESSING FACILITY FOR SALE

19450 East County Road 1474 | Hawthorne, FL 32640

\$2,295,000 | 28,000± SF | 8.3± AC



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# PROPERTY OVERVIEW

19450 E. County Road 1474 | Hawthorne, FL 32640

PARCEL # 18990-001-000 | 3.33± AC

PARCEL # 18990-000-000 | 4.79± AC

## COLD STORAGE & PROCESSING READY

This 28,000± SF facility built in 2011 offers purpose-built infrastructure for cold chain logistics, food processing and storage. Featuring multiple temperature zones and the ability to handle a variety of products, the facility includes:

- 20' x 30' of freezer storage (-10°F)
- 11,000± SF of cooler space (32-45°F)
- 9,000± SF for ambient dry storage or staging
- Processing floor suitable for light food production or prep

## LOGISTICS & ACCESS

Strategically located with direct access to major regional arteries, including located directly off US HWY 301, this property features:

- 9 total dock-high doors - 8 standard (2 of which are covered)
- 1 roll-up door with ramp
- Oversized truck court for maneuvering or trailer storage
- Fenced and secure lot with gated access
- On-site trailer or box truck parking

## UTILITY & INFRASTRUCTURE HIGHLIGHTS

- Ceiling height: 18'8" at the eaves and 22'6" at the peak
- Refrigeration: 16 3-phase power cooling units to deliver appropriate temp
- Water: Private system | Well/Sewer: Private gravity-fed system

## SUPPORT & ADMIN SPACE

- 4,700± of dedicated built-out office space
- Suitable for: Locker rooms, break rooms, conference area, admin space and 2 (existing) bathrooms
- Wi-Fi/cable and high-speed data connectivity available

## IDEAL USERS

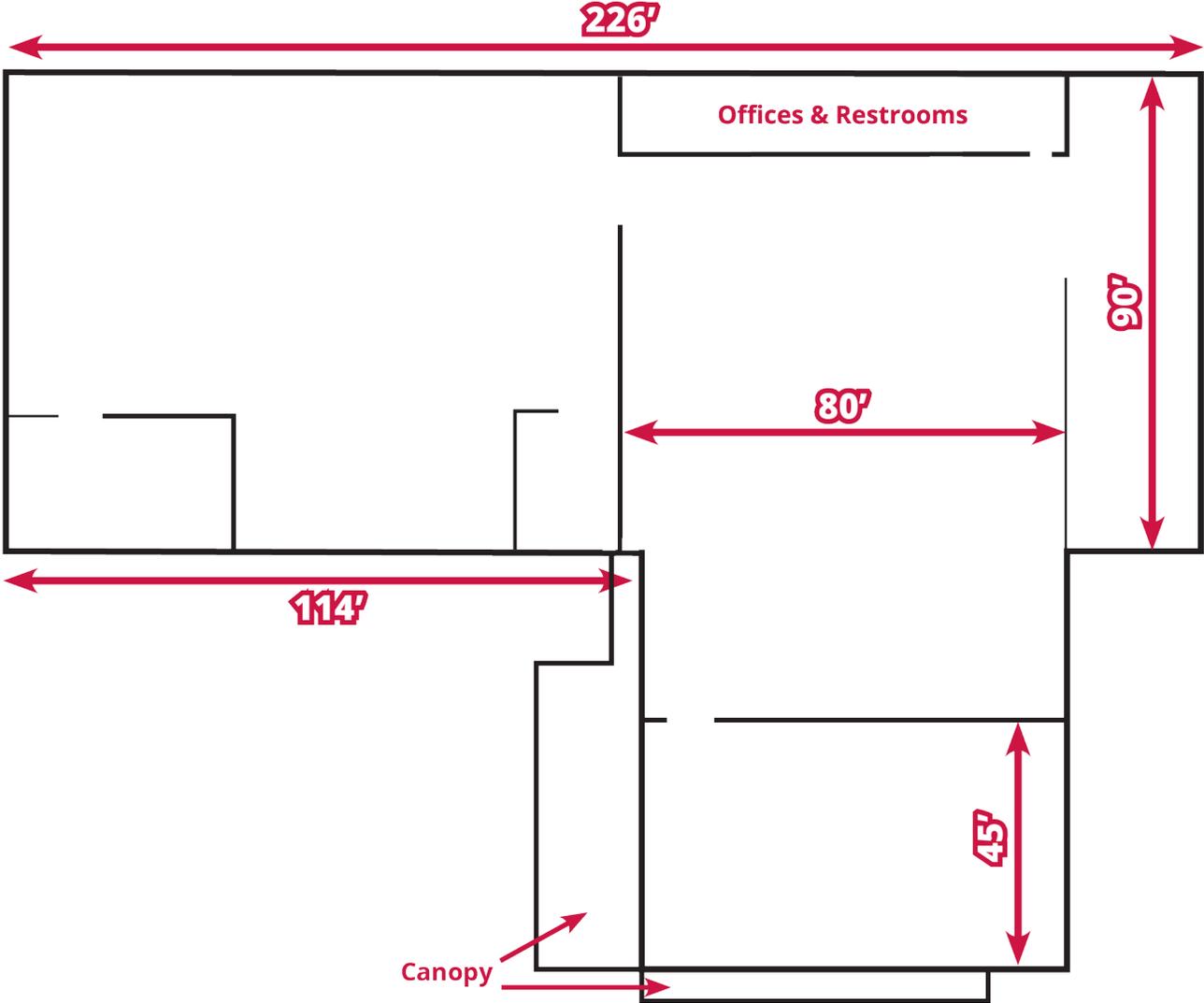
- Cold chain logistics providers
- Grocery and meal kit distributors
- Food processors and commissary kitchens
- Regional 3PLs or last-mile delivery hubs
- Specialty produce, seafood or meat handling firms



CELL TOWER EXCLUDED FROM SALE

# OFFICE FLOOR PLAN

19450 E. County Road 1474 | Hawthorne, FL 32640



# LOCATION ADVANTAGES

19450 E. County Road 1474 | Hawthorne, FL 32640

N

301

CELL TOWER EXCLUDED FROM SALE

ECR 1474

- Located within 17 miles of Gainesville city center and the UF campus
- Easy access to I-75, I-10, I-95 and other regional distribution corridors
- 15 miles to the Gainesville Regional Airport
- 70 miles to Port of Jacksonville

# DISTANCE & DEMOGRAPHICS

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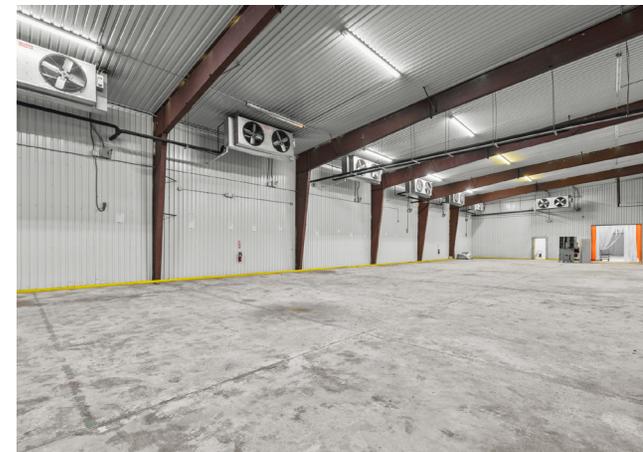
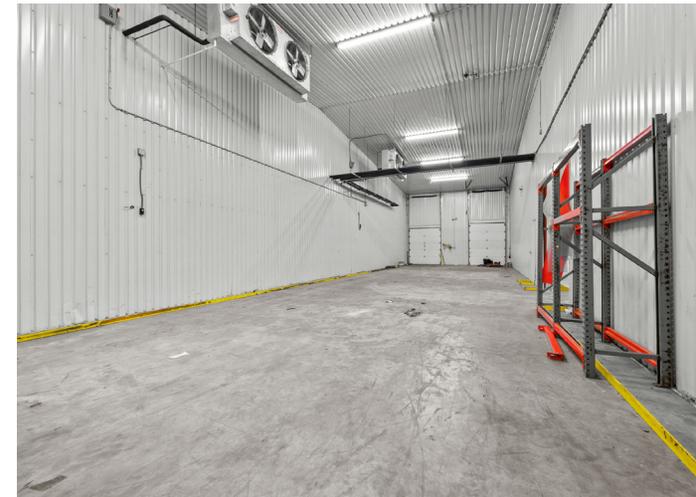
LOCATION	DISTANCE
US-301	.2 miles
SR-20	7 miles
SR-24	10.4 miles
Gainesville Regional Airport	15.3 miles
Jacksonville International Airport	76.4 miles
Orlando International Airport	124 miles
JAXPORT   Blount Island	70.1 miles
Port of Tampa	132 miles
Port of Savannah	204 miles
Port of Charleston	305 miles

LOCATION	DISTANCE
Jacksonville, FL	71.5 miles
Orlando, FL	112 miles
Tampa, FL	130 miles
Tallahassee, FL	143 miles
Savannah, GA	208 miles
Charleston, SC	307 miles
Atlanta, GA	335 miles
Miami, FL	336 miles
Columbia, SC	345 miles

DEMOGRAPHICS	50 MILES	100 MILES	250 MILES
2024 Population	1,766,980	12,685,746	19,838,113
2029 Population	1,872,192	13,409,292	20,859,601
2023-2028 Annual Rate	0.76%	0.67%	0.60%
2024 Households	692,754	5,046,820	7,977,026
Median Household Income	\$73,994	\$72,069	\$71.71
Bachelor's Degree or Higher	20%	22%	21%
Total Employees	575,862	4,975,721	7,754,789
Total Businesses	55,480	480,049	768,076

# PROPERTY PHOTOS

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