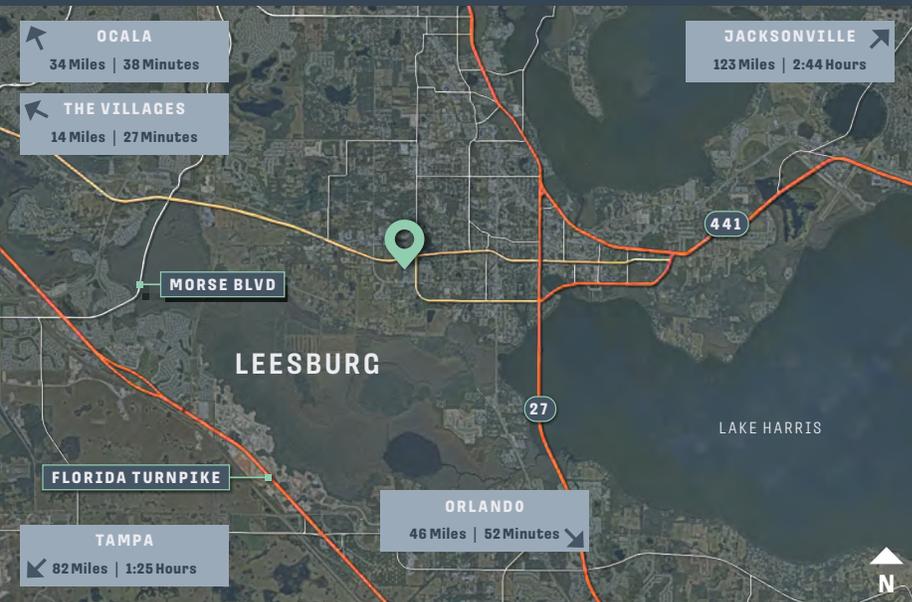


# FREESTANDING INDUSTRIAL BUILDING

FOR SALE/LEASE

HEAVY MANUFACTURING FACILITY  
ASKING PRICE: \$7,690,000.00

3301 W MAIN STREET  
LEESBURG, FL 34748



## HIGHLIGHTS

- + Excellent Central Florida Service Location
- + Minutes to I-75, FL'S Turnpike, US-27, & 441
- + Minutes to the Villages & Brownwood, one hour to Orlando
- + Service Capability to Orlando, Tampa, Miami, Jacksonville, & Atlanta



## PROPERTY HIGHLIGHTS

This property features approximately 87,000 SF of warehouse space and 3,500 SF of office space. Twenty-two (22) ft ceilings, ten (10) exhaust fans, eight (8) dock doors with automatic levelers and four drive in doors (12'x14'). Large electric service and concrete outside storage area making this property ideal for various users.

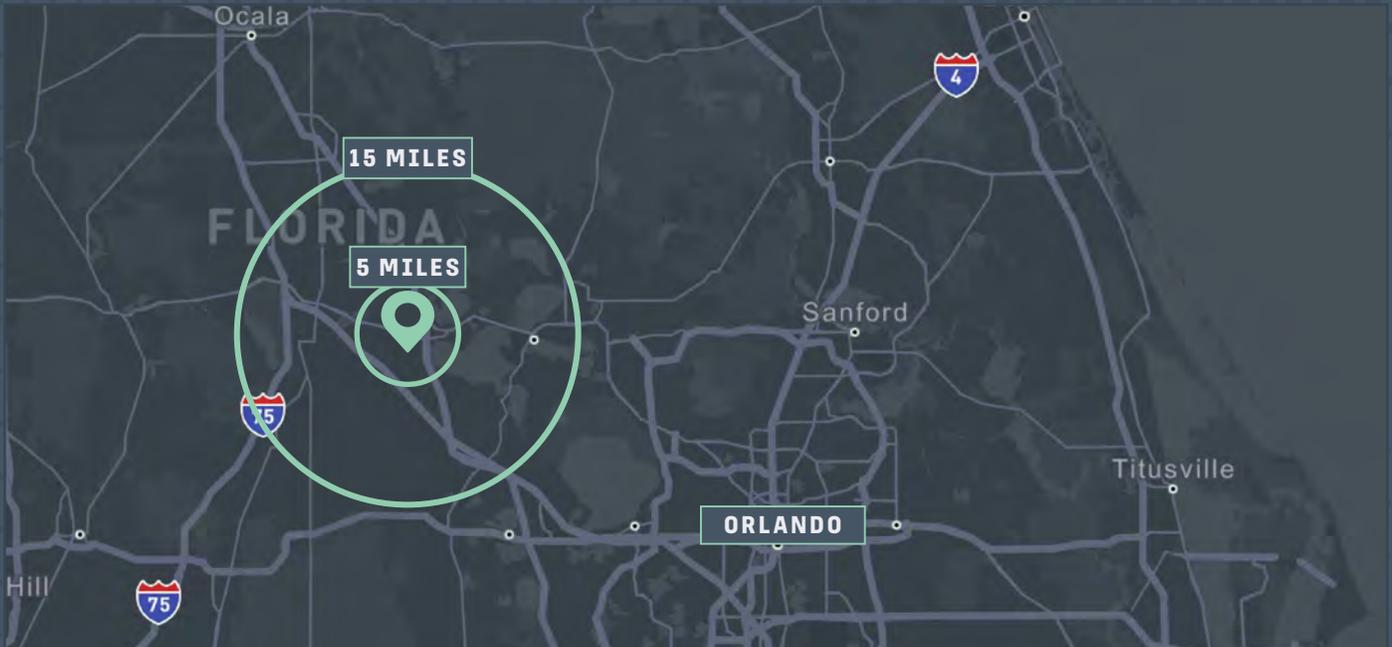
This building is located off of Hwy 44 with frontage to 20,500 vehicles per day. This location gives immediate access to Highway 27, which meets the Florida's Turnpike, providing direct access to Orlando and The Villages.

The Villages, FL is a collection of quaint retirement neighborhoods located in the heart of Florida nestled between two beautiful coastlines, ports of travel and theme parks. Each neighborhood is unique and personality and connected in ways where all the lifestyle activities are a golf-car ride away.

- + 90,500 SF Total
- + 3,567 SF Office
- + 7.55 Acres
- + Hwy 44 Frontage
- + 18' - 34' Clear Height
- + 8 Dock-Doors/Levelers
- + 3 Drive-In
- + 48 Parking Spaces
- + Secured Outside Storage
- + Wet Sprinkler System
- + Power: 3-Phase Heavy
- + Zoned C-3
- + Taxes: \$0.52/SF (2021)
- + Utilities: Natural Gas, Heating, Lighting, Halide, Sewer: City, Water



# 2025 DEMOGRAPHICS



	5 MILES	15 MILES
<b>Total Population</b>	69,424	344,248
<b>Daytime Workers</b>	24,705	113,279
<b>Daytime Residents</b>	46,241	236,579
<b>Total Households</b>	26,781	149,803
<b>Avg Household Income</b>	\$81,157	\$88,192
<b>Total Businesses</b>	2,182	9,602

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