



Colliers

NN Industrial Investment Sale

25845 W US Highway 27 | High Springs, FL 32643

Size: 11,992± SF / 0.97± AC | **Sale Price:** \$1,300,000

An adjacent 0.97± AC parcel is also available

27

25,999± ADDT

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104 SW 6th Street
Gainesville, FL 32601
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Property Details

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NN Industrial Investment Sale

Introducing a prime investment opportunity to acquire a 11,992± SF industrial building in High Springs, Florida. The property is fully leased to a national tenant, providing steady and reliable income streams for years to come. Located just miles from I-75 and UF Innovate | Sid Martin Biotech.

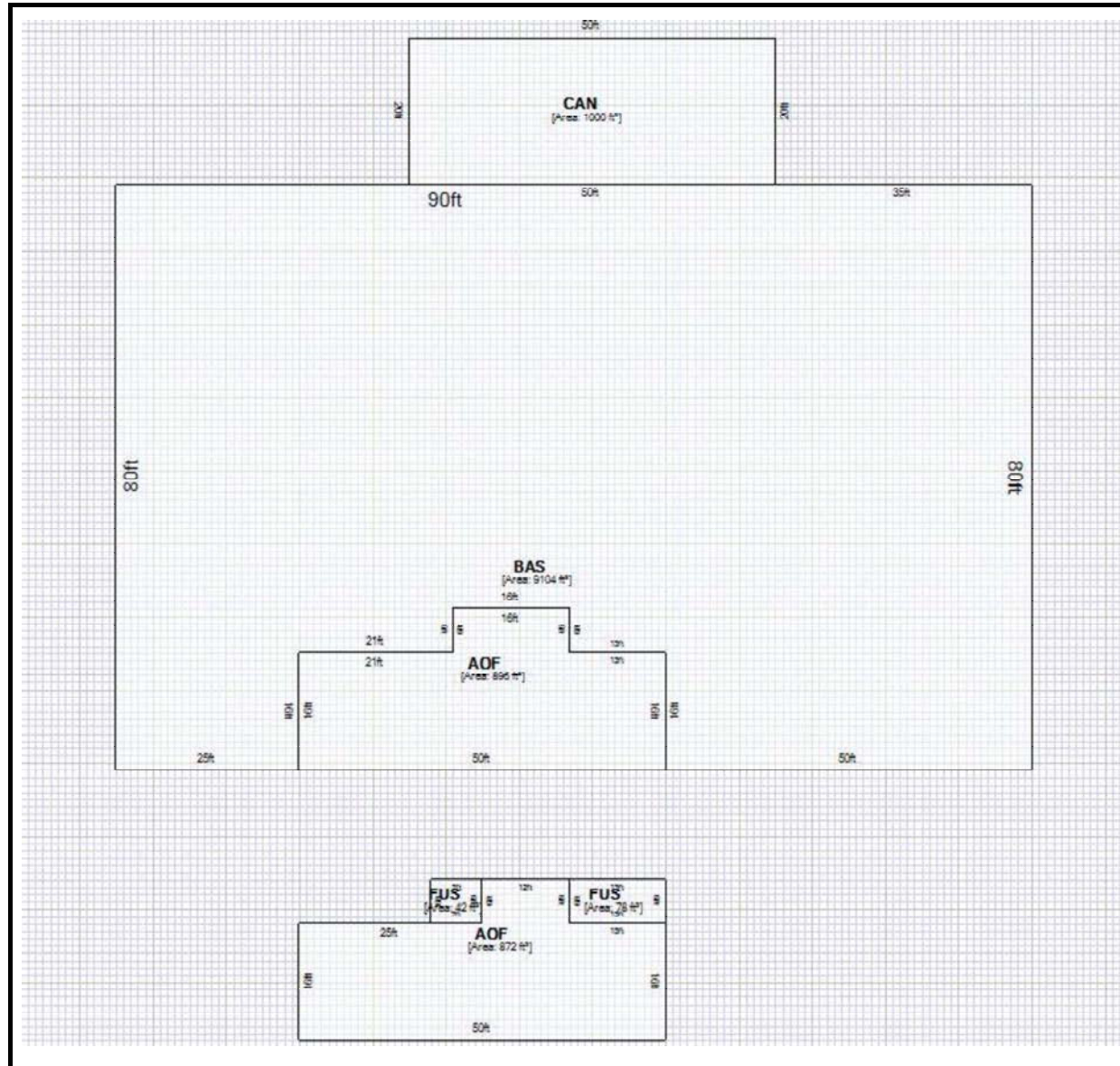
An adjacent 0.97 acre parcel is also available.

Property Highlights

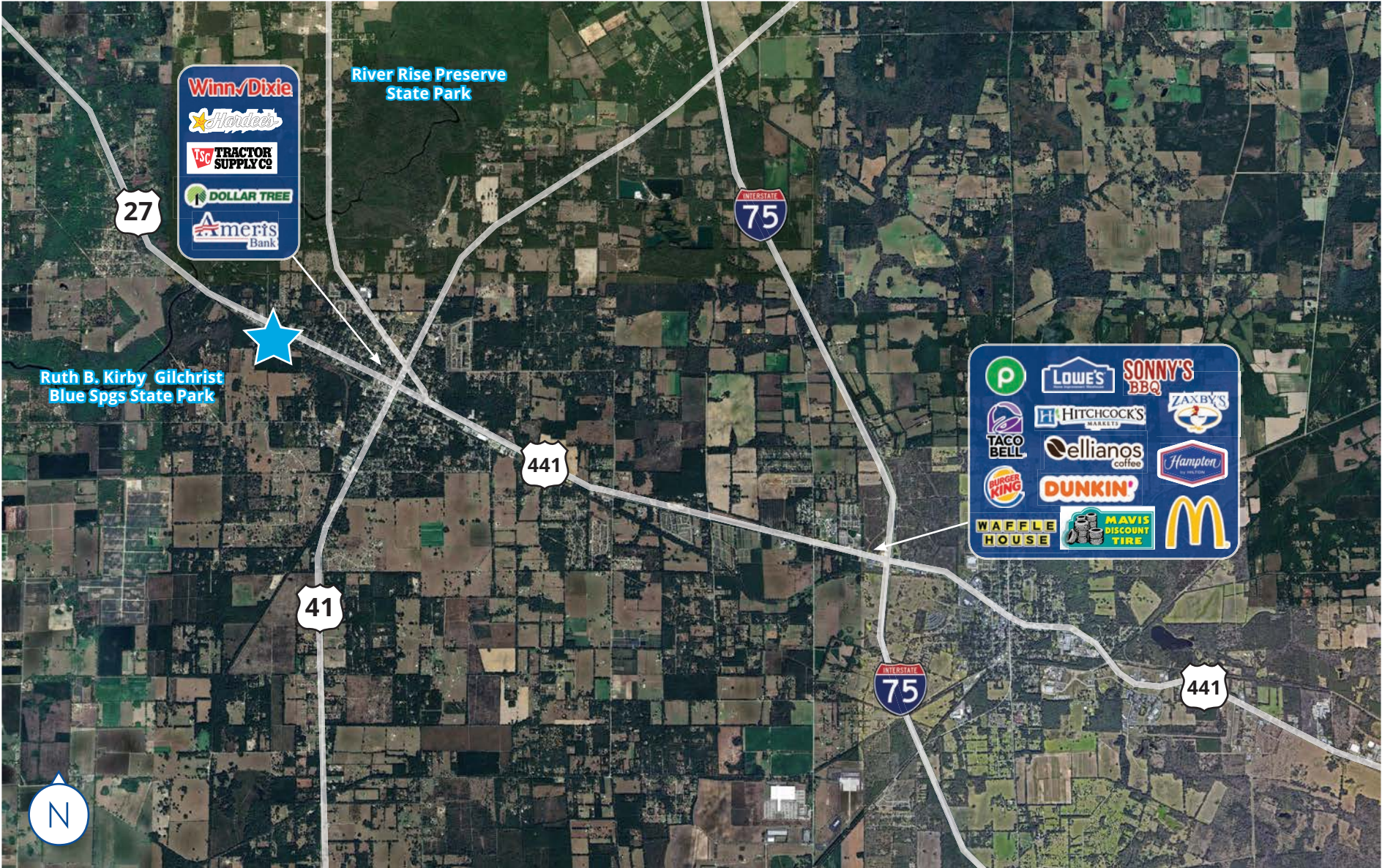
- Fully leased, 11,992± SF industrial building
- 1,800± SF office
- 0.97± acres
- 6.8 miles to I-75
- 9.7 miles to UF Innovate | Sid Martin Biotech
- 20' clear height
- AADT (Hwy 27) = 25,999
- Zoning: Industrial/Commercial (IND)
- Tax parcel#: 0018-010-008
- Sale price: \$1,300,000



Floor Plan



Area Map



Lease & Financials

Lease Details

National tenant: Satellite Unlimited, LLC

Term: 5 years

4/1/2024 - 3/31/2029

Annual increase: 3%

Lease type: NN

Tenant responsible for:

- *Property taxes (\$8,461.73 in 2023)*
- *Utilities*
- *Maintenance and repairs up to \$1,000 per occurrence*
- *Waste*
- *Janitorial*

2024 Financial Analysis (fully leased)

Total annual rent: \$92,400

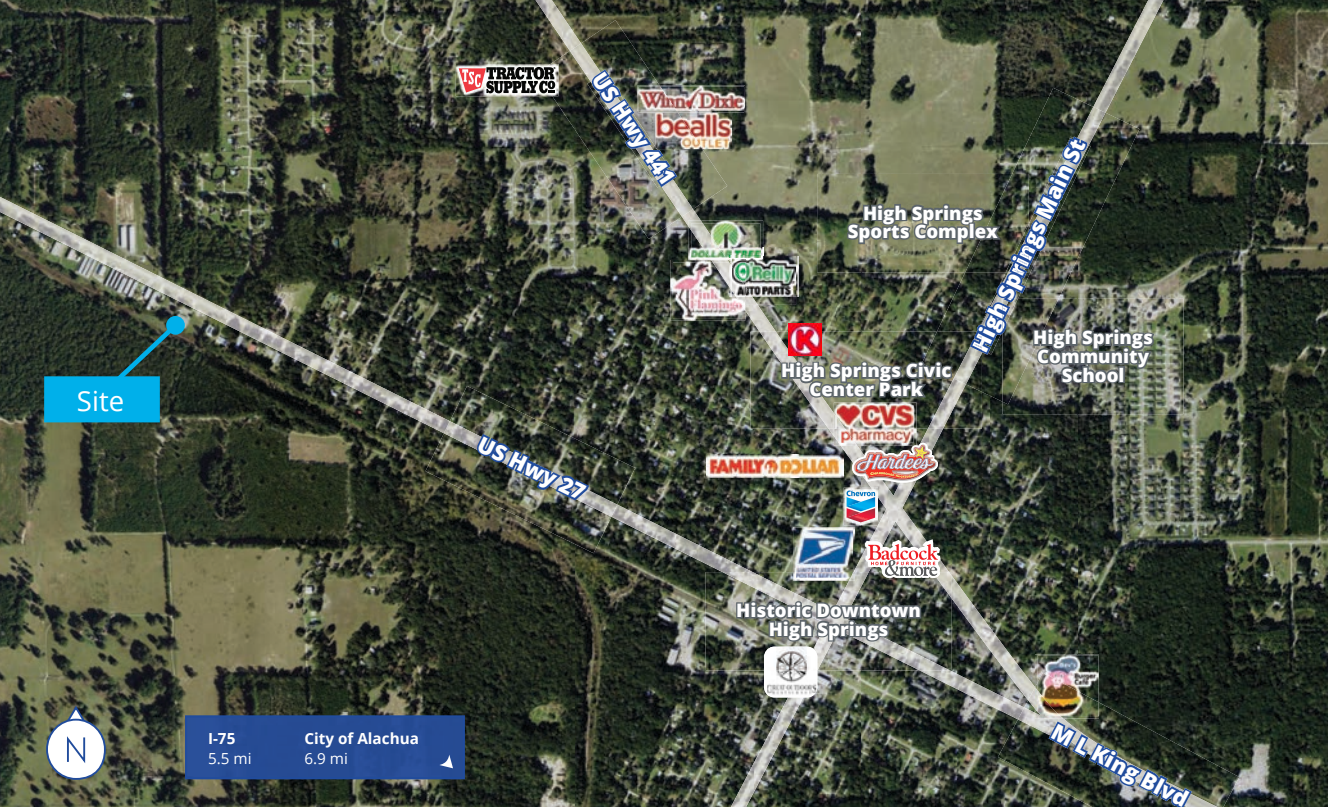
NOI: \$84,600



Contact listing agent for
confidentiality agreement to
view lease and diligence file.



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Area Demographics

Source: ESRI Business Analyst | 3 mile radius

2023 Total
Population
6,712

2028 Projected
Population
7,307

2023 Est. Avg.
Household Income
\$96,134

2023 Daytime
Population
5,349

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