

NN INDUSTRIAL INVESTMENT AND EXCESSS PARCEL FOR SALE

25845 W. US Highway 27 | High Springs, FL 32643

11,992± SF | 1.94± AC | \$1,350,000



27 25,999± ADDT



JON C. THOMAS, II

Vice President

☎ 352.420.9889

☎ 352.316.2143

jon@lee-associates.com



DAN DROTOS, MSRE, SIOR, CCIM

President & Managing Principal

☎ 352.420.9889

☎ 954.551.9846

ddrotos@lee-associates.com



PROPERTY OVERVIEW

25845 W. US Highway 27 | High Springs, FL 32643

NN INDUSTRIAL INVESTMENT SALE: Presenting a prime investment opportunity to acquire an ±11,992 SF industrial building in High Springs, Florida. The property is fully leased to a national tenant, delivering stable, long-term income. Strategically located just minutes from I-75 and UF Innovate | Sid Martin Biotech, this property offers excellent accessibility and strong market exposure.

Included in the sale is an adjacent 0.97± acre parcel offering potential for Industrial Outdoor Storage (IOS), self-storage, or warehouse/flex development – or other commercial uses and owner-user expansion.

PROPERTY HIGHLIGHTS:

- 1,800± SF office
- 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#: 00181-010-007 and 00181-010-008

11,992± SF INDUSTRIAL BUILDING (FULLY LEASED)

EXCESS 0.97± PARCEL

SALE PRICE: \$1,350,000

BUILDING EXTERIOR



BUILDING INTERIOR

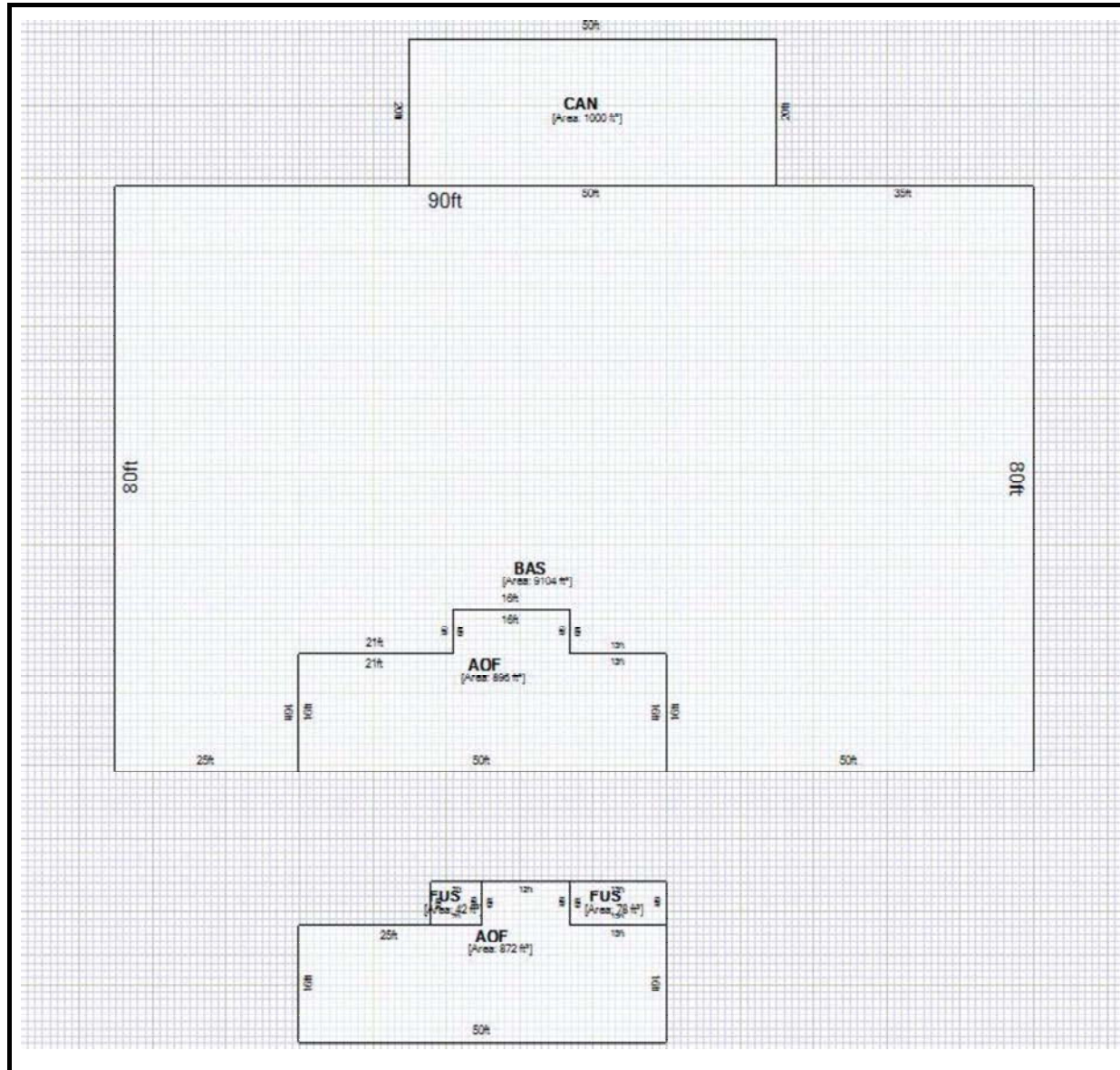


1.94± ACRE PROPERTY



FLOOR PLAN

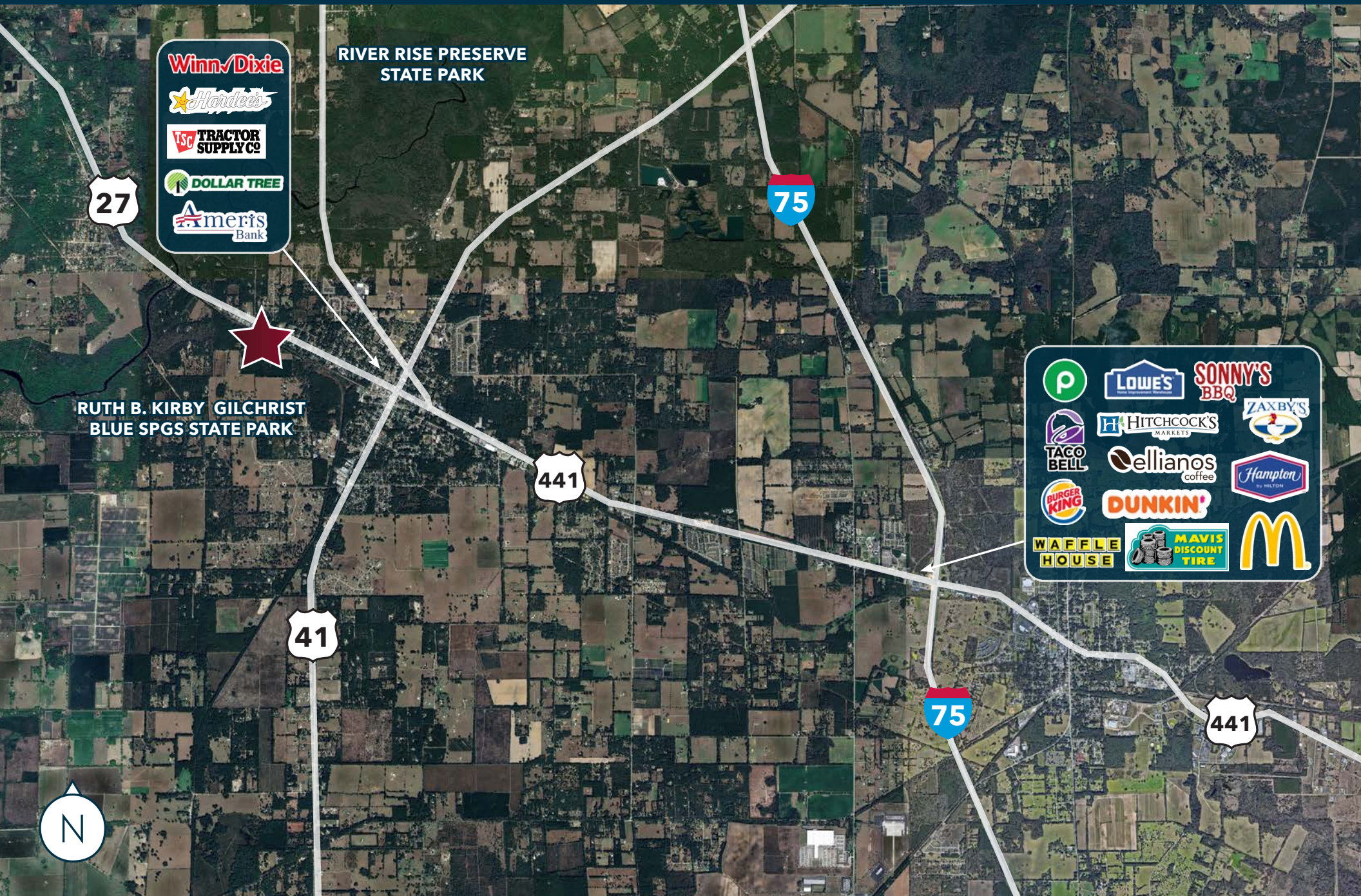
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11,992± SF INDUSTRIAL BUILDING (FULLY LEASED)

AREA MAP

25845 W. US Highway 27 | High Springs, FL 32643



Winn-Dixie
Hardee's
Tractor Supply Co
Dollar Tree
AmeriBank

RIVER RISE PRESERVE
STATE PARK

RUTH B. KIRBY GILCHRIST
BLUE SPGS STATE PARK

P
Lowe's
Sonny's BBQ
Zaxby's
Hitchcock's Markets
Cellianos coffee
Hampton by Hilton
Taco Bell
Dunkin'
Burger King
Waffle House
Mavis Discount Tire
McDonald's



LEASE & FINANCIALS

25845 W. US Highway 27 | High Springs, FL 32643

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 (\$10,012.55 in 2025)
- Utilities
- Maintenance and repairs up to \$1,000 per occurrence
- Waste
- Janitorial

2025 FINANCIAL ANALYSIS (FULLY LEASED):

NOI: \$95,649



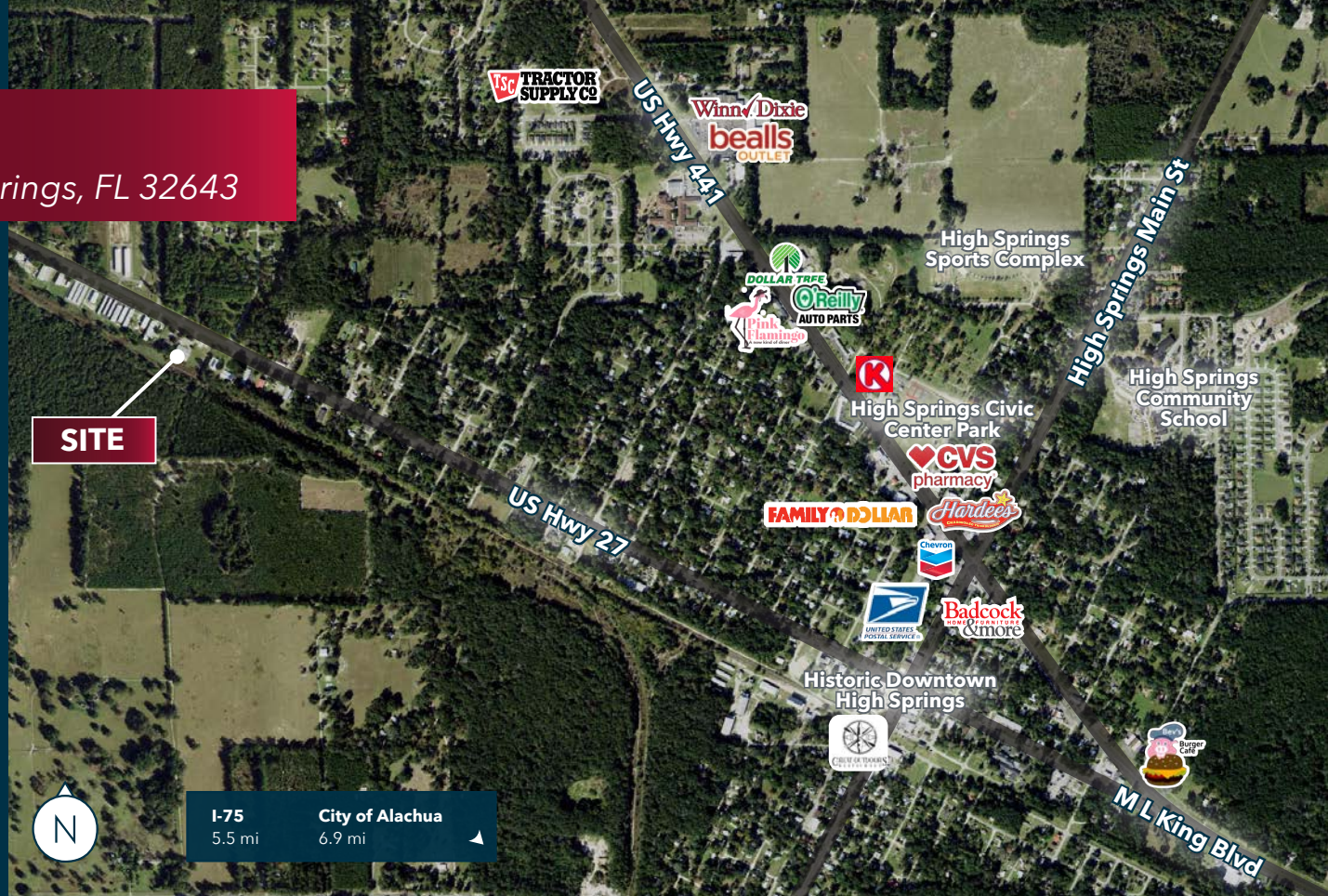
Contact listing agent for
confidentiality agreement to view
lease & diligence file.



**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

LOCATION DETAILS

25845 W. US Highway 27 | High Springs, FL 32643



LOCAL DEMOGRAPHICS

Source: ESRI Business Analyst



**Population
(2025)**



**Population
Projection (2030)**



**Average Household
Income (2025)**



**Projected Average
Household Income (2030)**

1 MILE

1,328

1,382

\$116,711

\$136,862

3 MILES

5,517

5,727

\$112,125

\$131,431

5 MILES

6,609

6,929

\$111,491

\$128,316

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