

# Land & Industrial Warehouse For Sale

4.3± Acres of Development Land

11267 Commercial Way, Brooksville, FL 34614

**BERKSHIRE  
HATHAWAY** | FLORIDA  
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## For Sale

- 4.3 +/- Acres of Land & 6,410 +/- SF Warehouse
- 500 Ft of Frontage on Commercial Way for Future Development
- Located on Commercial Way with 17,600 AADT
- Just North of the New "Lake Hideaway" Lagoon Community
- Just South of the New "Winding Oaks" Residential Community
- Just South of Weeki Wachee High School
- Minutes to Cortez Blvd (FL-50), Oak Hill Hospital (HCA) & National Retailers
- Optional Seller Financing for Well Qualified Buyer
- List Price: \$1MM

**For Information  
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This property offers 4.3 +/- Acres and a great location on Commercial Way, near future residential and commercial development. There is 500 feet of frontage on Commercial Way with easy access to Cortez Blvd. (SR50), Oak Hill Hospital (HCA), the Waterford DR Horton Residential Development and national retailers along Cortez Blvd. toward the Sun-coast Parkway. The Property Owner has a recent Survey and Wetland Jurisdictional Delineation Report to assist a Developer with zoning and permitting.

An existing 6,410 +/- SF Warehouse has ceiling heights up to 18 +/- Ft with plenty vertical space for stacking inventory or equipment. The Warehouse also has a large shop area for manufacturing or distribution operations. There is office space and two restrooms as well as two large storage rooms for supplies or inventory.

This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price, and/or terms or withdrawal from the market without notice. Buyer should verify all information with its' own representatives as well as state and local agencies. Brokers please note that a variable rate commission may exist on this offering that might result in a lower commission cost to the Seller if a Buyer's broker is not involved in the transaction. ©2021 BHH Affiliates, LLC. An independently owned and operated franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. EHO.

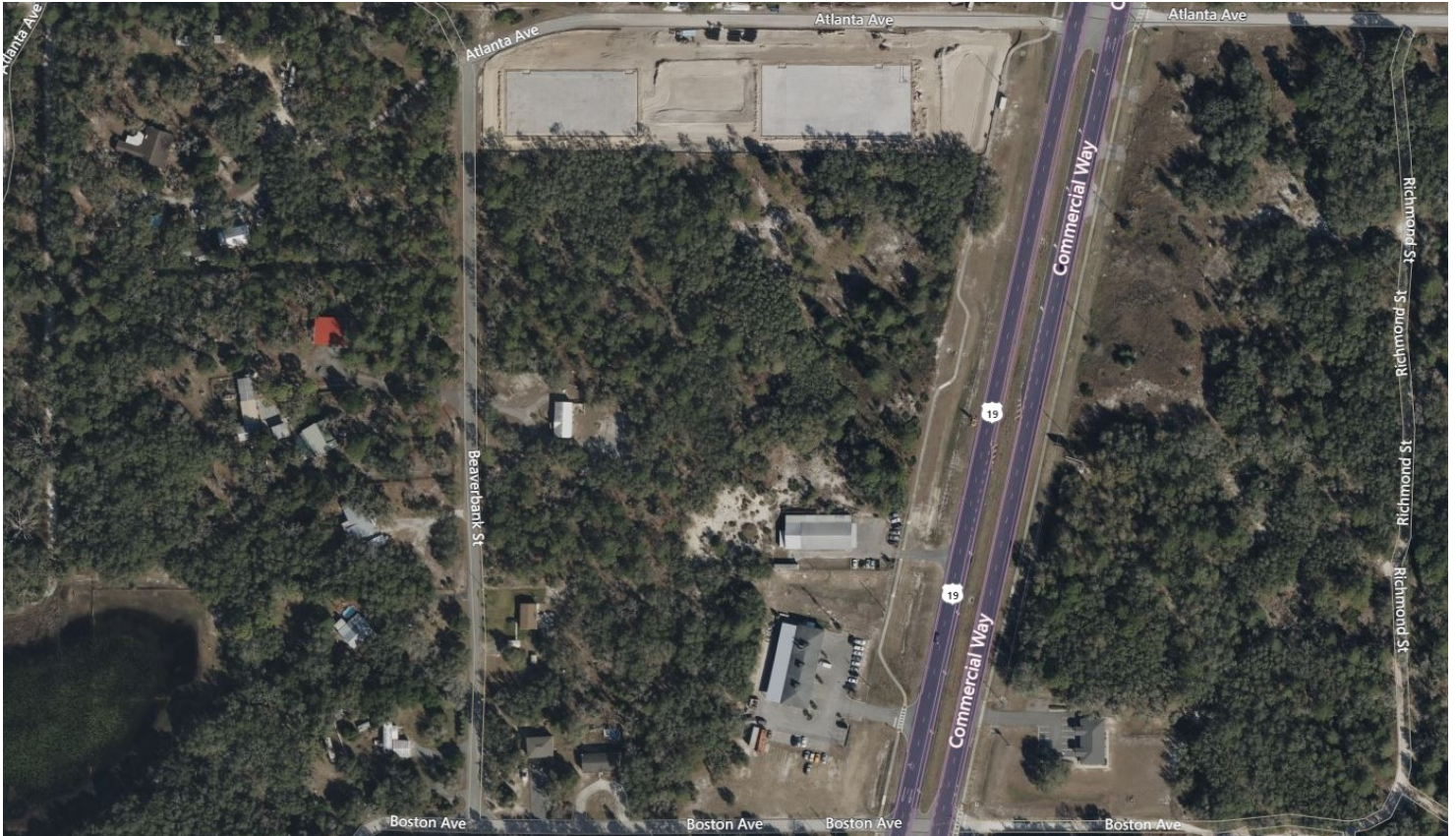
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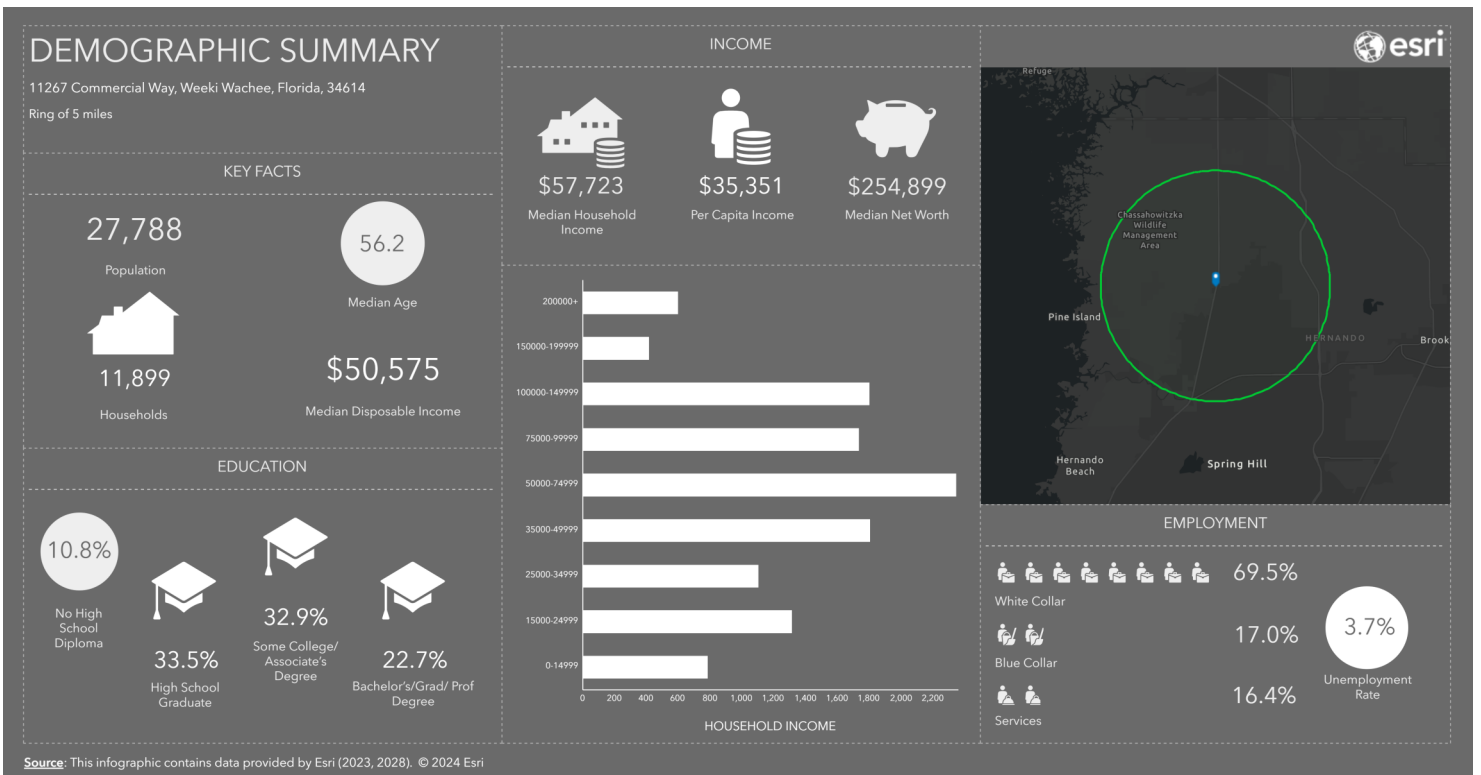
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## AREA DEMOGRAPHICS



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## POINTS OF INTEREST MAP

