

PRIME LIGHT INDUSTRIAL PROPERTY

with Spacious Office Space in Lake City, FL



Unlock Your Business's Potential at
Lake City's Premier Industrial Hub

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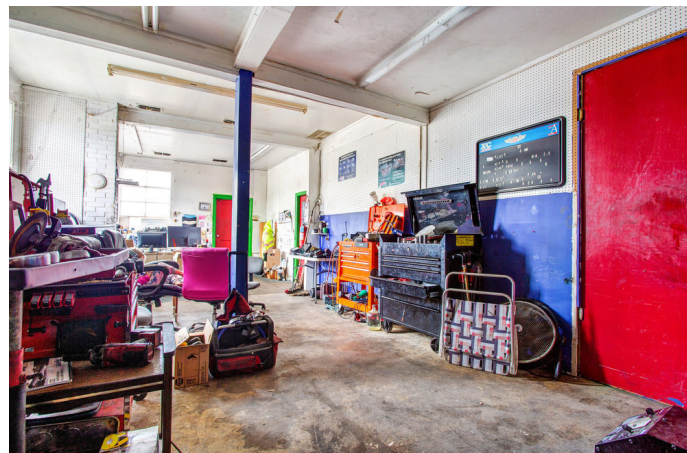
OVERVIEW

1170 W US HIGHWAY 90
LAKE CITY, FL 32055

This Lake City property is a versatile light industrial building, boasting substantial office space spanning 3,000 square feet, situated on 1.42 acres of land. It enjoys a highly advantageous location in a bustling area with significant traffic flow, offering convenient access from both W US Hwy 90 and SW Arlington Blvd with dual entry and exit points. Currently operating as a diesel mechanic shop, this property holds the potential for flexible repurposing to suit various other business needs.

SALE PRICE: \$599,000





PROPERTY FACTS

Property Type	Flex	No. Stories	1
Property Subtype	Light Dist.	Year Built	1954
Building Class	C	Parking Ratio	10.87/1,000 SF
Lot Size	1.41 AC	Clear Ceiling Height	18 FT
Rentable Bldg Area	2,485 SF		



Lake City offers residents and visitors a unique blend of small-town charm and modern amenities. With its strategic location at the crossroads of major highways, including Interstate 75.

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