

FOR SALE

- ◆ 20,820 sq. ft Steel Industrial Building located in Brooksville
- ◆ Building is situated on 3.5 acres (cell tower not included)
- ◆ Fully air conditioned warehouse (new AC in 2019) with upgraded 3 phase electric and industrial compressors
- ◆ Ample office space with multiple private offices, conference room, breakroom, QC room and 4 restrooms (2 with showers)
- ◆ Two 16 foot grade-level overhead doors
- ◆ Located in the heart of Brooksville, with good access to major roads, including US 41, I-75 and Suncoast Parkway (589)
- ◆ Hernando County's continued growth with available affordable housing allows employers to tap into and attract a strong labor pool who want to live, work, raise a family, and retire.



Industrial Warehouse for Sale

12228 Powell Road Brooksville, FL 34604

Sale Price: \$1,900,000

Heidi Tuttle-Beisner, CCIM

Broker/Owner

Cell: (727) 992-1674

Office: (727) 376-4900

htuttle@cap-realty.com

www.cap-realty.com



COMMERCIAL ASSET PARTNERS

Sales & Leasing • Investment • Property Management • Site Selection

PROPERTY SPECIFICATIONS

Address: 21228 Powell Road Brooksville, FL
Building Size: 20,820 sq. ft.
Parcel ID#: R14 423 19 0000 0140 0000
County: Hernando County
Zoning: I-1 (Light Manufacturing)
Utilities: Well and Septic
Suitable Uses: Manufacturing, Distribution and Warehouse



Demographics -10 miles



Population Estimate: 124,729



Median Age: 45.9



Average HH Income: \$77,385



Site Aerial Map



Two 16 ft grade-level overhead doors



Interior view of Warehouse



Private Office



