

FOR SALE \$7M OR FOR LEASE \$2.95 / SF + NNN

MANUFACTURING / DISTRIBUTION FACILITY

~40 ACRE ± 168,000 SF MULTIPLE SPACES AVAILABLE

1509 S BYRON BUTLER PKWY, PERRY FL



1509 S BYRON BUTLER PKWY, PERRY FL - LOCATED IN OPPORTUNITY ZONE

- ±40 ACRES (HEAVY INDUSTRIAL)
- ±168,000 GROSS SF UNDER ROOF
- HIGH CEILINGS (UP TO ±34 FT CLEAR)
- MASSIVE POWER: 5MVA
- US-19 ACCESS FOR LOWBOY TRANSPORT
- ~1,100' RAIL 2 SERVICEABLE SPURS
- WASH-BAY READY STRUCTURE ON SITE
- OPERATIONAL TRUCK SCALES & OFFICE
- CITY WATER, SEWER. - GAS IS ADJACENT
- EXTENSIVE OUTDOOR LAYDOWN/STORAGE
- AMPLY PAVED AND PRIMED FOR EXPANSION

Busch Realty proudly presents this heavy industrial equipment campus with rail and massive power. Spanning 40 acres with 168,000± SF of improvements, this former sawmill is purpose-built for high-volume output. The site features up to ±34ft ceilings and continuous concrete paving for seamless heavy equipment movement. It delivers unmatched capacity with 5MVA electrical service and ~1,100' of serviceable rail. Equipped with city utilities, active truck scales, and clear-span production buildings, this facility is ideal for heavy equipment repair, offering extensive space for welding fabrication, major overhauls, and high-clearance maintenance bays.



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1509 S BYRON BUTLER PKWY, PERRY FL - SITE AND AERIALS



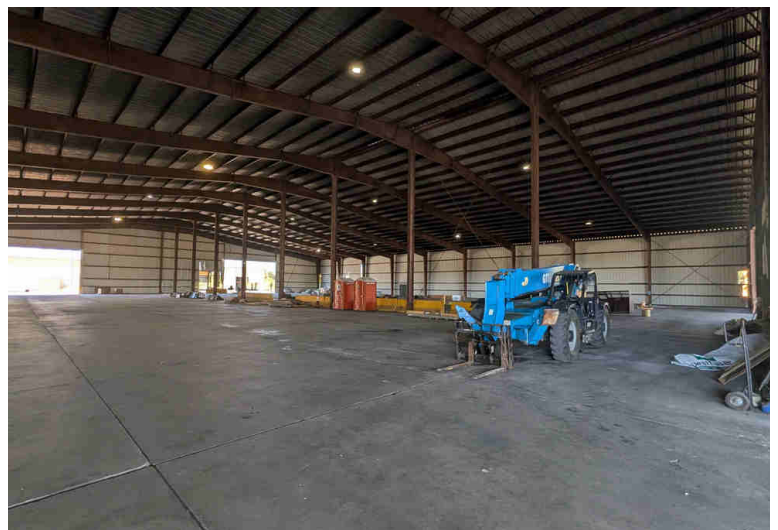
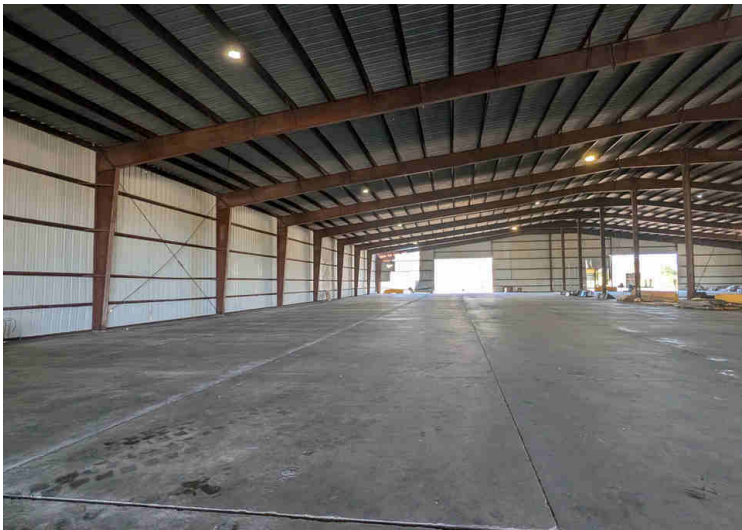
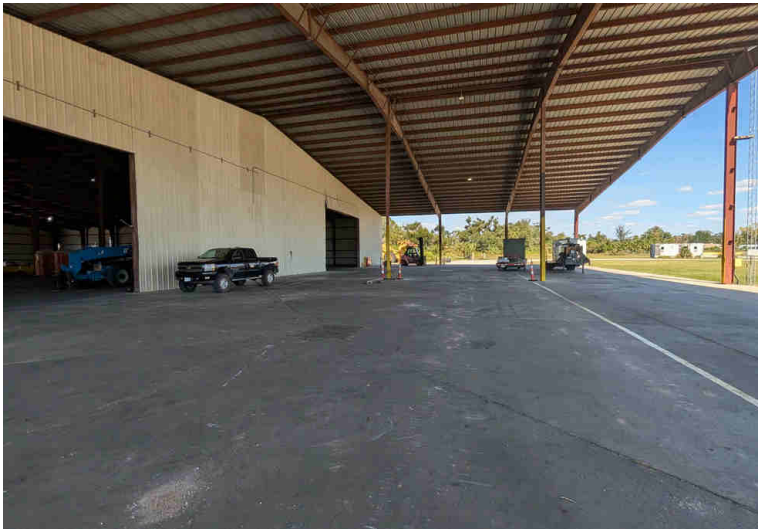
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SELECT PROPERTY HIGHLIGHTS

BUILDING A - 64,890 SF

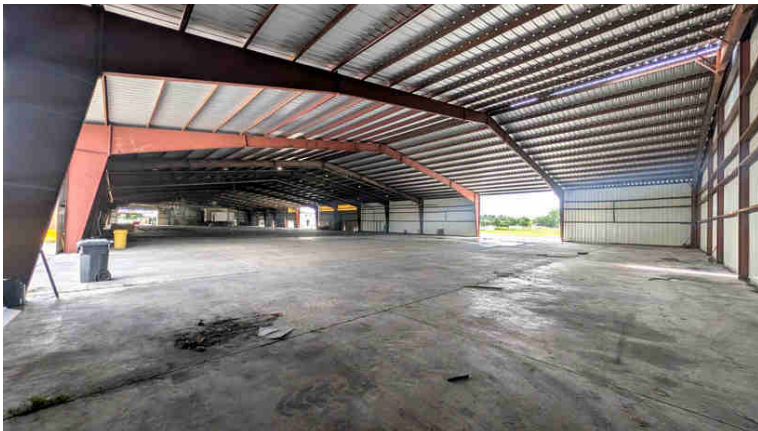
- Constructed 1995
- 315' x 206' footprint
- ~46k Enclosed SF + ~21k Canopied
- Center Ceiling 38' and ~34' Clear
- Side Ceiling Height 25'
- 4 Doors, each 36'w x 20'h
- 24' Beam Spacing



SELECT PROPERTY HIGHLIGHTS

BUILDING B - 49,480 SF

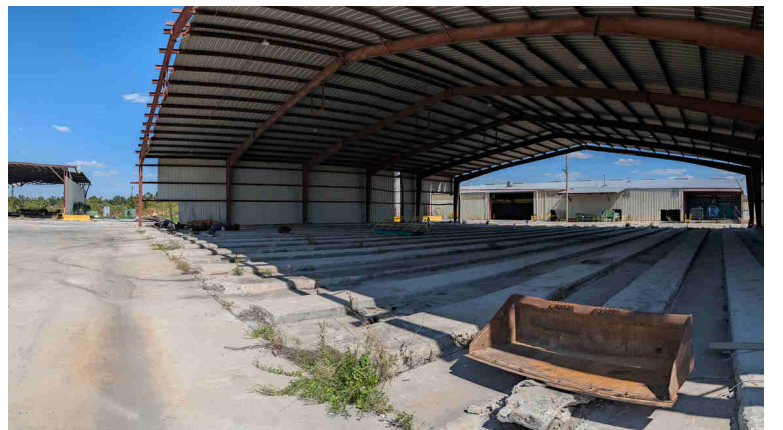
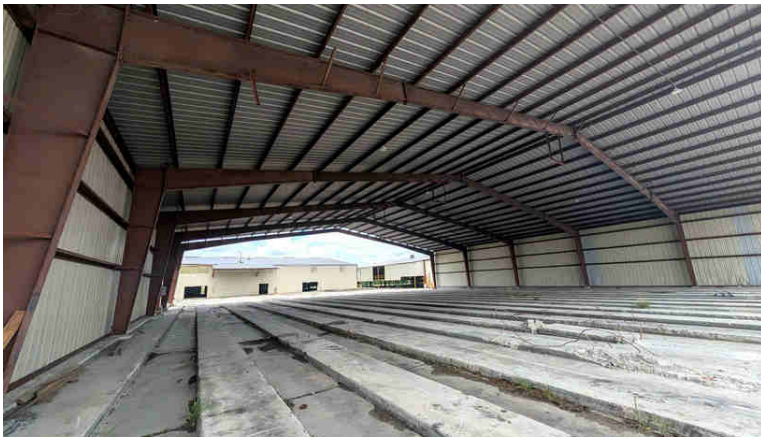
- All SF Enclosed
- Max dimensions of 388' x 130'
- Sprinkled
- Center Ceiling 28' and ~24' Clear
- Side Ceiling Height 21'
- 4 Doors, each 36'w x 20'h



SELECT PROPERTY HIGHLIGHTS

BUILDING C - 15,625 SF

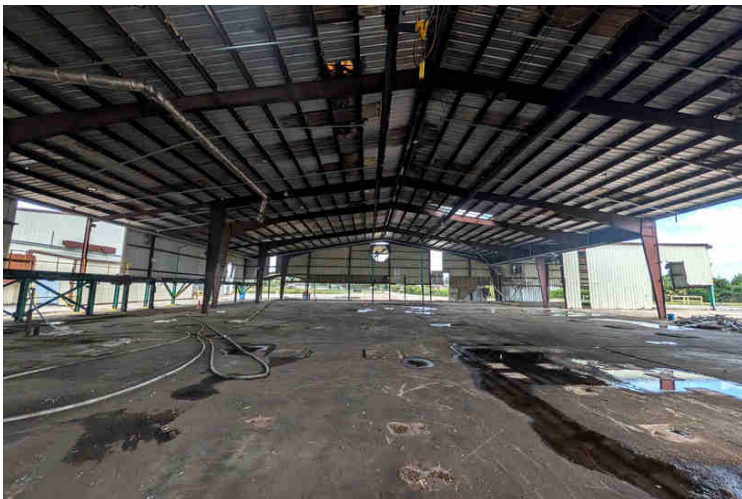
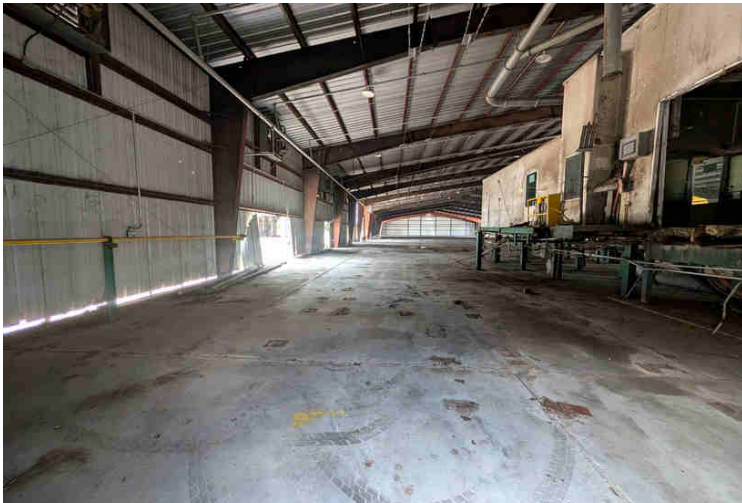
- 15,625* Wash Building
- $\pm$ 125' x125' footprint
- Center Ceiling 28' and ~24' Clear
- Side Ceiling Height 21'
- Not Sprinkled
- Metal Freespan



SELECT PROPERTY HIGHLIGHTS

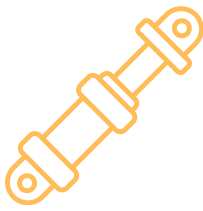
BUILDING D - 30,810 SF

- Max length 232' x 165' width
- Center Ceiling 28' and ~24' Clear
- Side Ceiling Height 21'
- Sprinkled
- 80% Metal Free span and remainder is block.
- Equipment removal in progress as Mid-2025.



DEMOGRAPHICS & LOGISTICS

Position your service operation in the heart of Florida's Wood Basket. Taylor County serves as the industrial epicenter of the Southeast forestry sector, generating consistent, built-in demand for specialized heavy equipment repair and hydraulic maintenance. Anchored directly on the US-19 logistics corridor, this facility offers critical proximity to major logging and milling operations, minimizing transit intervals and optimizing service efficiency for regional industrial accounts.



DIESEL & HYDRAULIC TALENT

The local workforce is anchored in the timber and industrial sectors. This region provides a deep pool of talent skilled in diesel mechanics, heavy welding, hydraulic systems, and fleet maintenance—veterans of the very industry you serve.



REGIONAL DISTRIBUTION HUB - CENTRAL TO EQUIPMENT MARKETS

Situated on the US-19 corridor, you are perfectly positioned to distribute north to the Panhandle/Alabama/Georgia Markets along with construction markets in the Tampa and SE Florida region.



PROXIMITY TO INDUSTRY

Establish a strategic service hub directly amidst the region's most productive timber tracts and their corridors. This central positioning drastically reduces asset transport times and minimizes costly operational downtime for your industrial client base. The expansive, stabilized yard facilitates effortless staging and maneuvering of oversized machinery—including skidders, feller bunchers, and excavators—avoiding constraints and logistical friction typical of congested urban facilities.

