

44,275 s.f. HEAVY POWER WAREHOUSE on 2.89 ACRES in North Central Florida

***** Former Manufacturing Facility = \$13.55 p.s.f. *****

300 East Cowpen Lake Road, Hawthorne, FL 32640
Putnam County Parcels: 27-10-23-0000-0122-0000 & 0010



- 15,000 s.f. vacant; 29,275 s.f. is leased to Rodents On The Road Rodent Breeding Facility. Total warehouse space = 44,275 s.f.
- 3 interconnected buildings with 8', 16' and 21' ceilings. Overhead storage and offices. Former sewing machine facility with 300 employees.
- 14,000 volts from dedicated FPL sub-station. 3 transformers, MT500-4" class with 6400-amp disconnects = unlimited power available.
- 5-inch 3500kg/m³ heavyweight concrete slab.
- Dock height + street level + rail spur load-off loading on 2.89 acres Zoned Industrial.

\$600,000

Rick
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