

#1 BUSINESS OPPORTUNITY in North Central Florida - EB-5 ELIGIBLE

***** Rodents on the Road *****

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



- 2018 Gross Sales: \$685k. Wholesale + Branded. Government contracts + stable receivables.
- 29,275 s.f. Rodent Breeding Facility with adjacent 15,000 s.f. vacant space available for expansion or lease out to separate tenant. Total warehouse space = 44,275 s.f.
- Dock height + street level + rail spur load-off loading on 2.89 acres. Zoned Industrial.
- All computers, equipment, furniture included. Owner will assist for a smooth, turn-key transition.
- CNDA – Confidentiality and Non-Disclosure Agreement available to qualified prospects.

Rick



RICHARD A. SWENTEK, P.A., A.L.C.

305.453.0109

Cell/Text: 305.773.5363

rickswen@bellsouth.net



florida1realtync.com

103400 Overseas Hwy. Suite 250-D, Key Largo, FL 33037

\$950,000

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