

# #1 BUSINESS OPPORTUNITY in North Central Florida

**\*\*\* 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 to lease for expansion. 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.

**\$350,000**

*Rick*  
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