

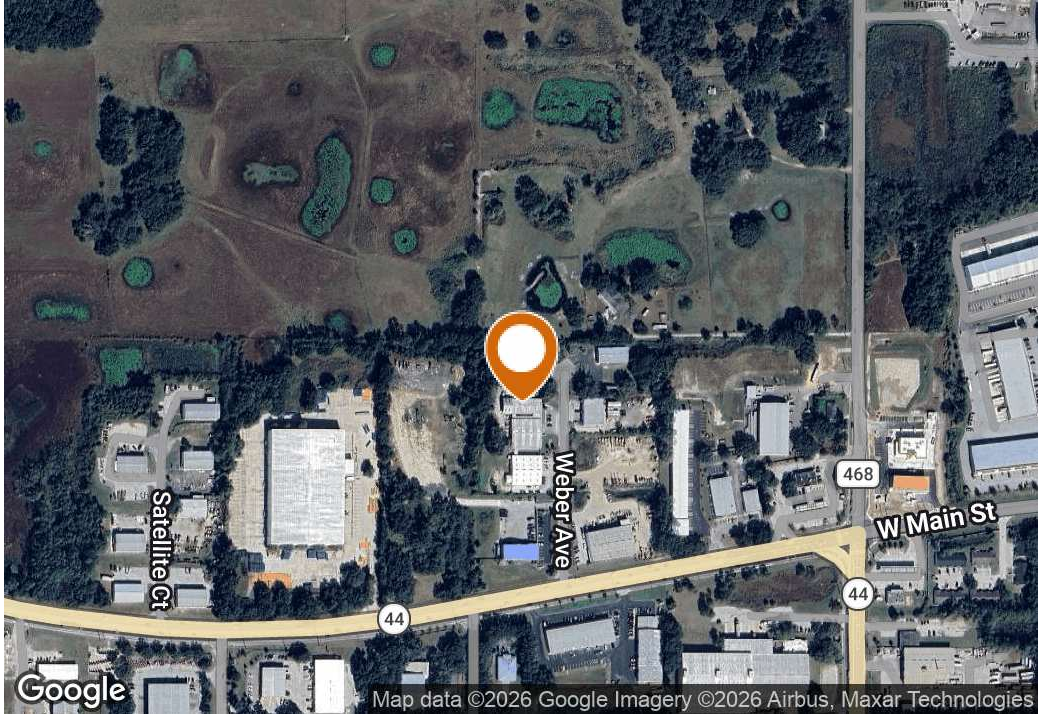
SAUNDERS COMMERCIAL

±17,250 SF Industrial Building on ±2.42 Acres | Off SR 44, Leesburg

111 Weber Ave, Leesburg, Florida 34748

Marvin Puryear
352-267-5900
marvin@saundersrealestate.com





Offering Summary

Sale Price:	$1,970,000
Lease Rate:	$9 - 10.50 SF/yr (NNN)
Building Size:	17,250 SF
Available SF:	15,500 SF
Lot Size:	2.42 Acres
Number of Units:	1
Price / SF:	$114.20
Year Built:	1984
Renovated:	1998
Zoning:	M-1
Market:	Orlando
Submarket:	Lake County Industrial Submarket
Traffic Count:	25,000 ± AADT (SR 44)

Property Overview

This ±17,250 SF steel-frame industrial building features ±15,500 SF of enclosed space, including ±2,340 SF of finished office space and ±13,160 SF of warehouse space, plus a ±1,750 SF canopy. It sits on ±2.42 acres in Leesburg's Central Florida Industrial Park. The land includes two lots, one of which is an adjoining ±0.92-acre industrial lot, for a combined ±2.42 acres zoned M-1 (Light Industrial). Three-phase power on three separate meters, two dock-high doors at the front, five grade-level doors at the rear, a 17-foot eave, two paint booths, and high-pressure air with a rotary screw compressor are already in place for an owner-user in fabrication, contracting or specialty manufacturing.

Built in 1984, the building's finished office space includes a reception foyer, conference room, executive office, private offices, open workstations and two restrooms, and a third restroom serves the warehouse. Six paved parking spaces and a two-bay loading area sit in front of the building. The second parcel, currently used for overflow parking, allows for outside storage, added parking, or a future building, subject to City of Leesburg site plan approval.

The site is at the end of a cul-de-sac off W Main Street (SR 44), among light manufacturing and warehouse users, and new warehouse and warehouse condominium buildings were completed close by in 2023 and 2025. SR 44 handles 25,000 vehicles a day, 15.1 percent of them trucks and buses (FDOT 2025), and leads west about 11.8 miles to I-75 and the northern end of Florida's Turnpike at Wildwood. The Turnpike's CR 470 interchange is about 9.7 miles away, US 27 about 2.6 miles, and downtown Orlando and Tampa roughly 46 and 80 road miles. Lake County's population rose 16.1 percent between 2020 and 2025 (UF BEBR), a growing customer base for construction trades and fabricators. Both parcels are offered together. This property is also being offered for lease.



Location Description

The property is part of the Central Florida Industrial Park, a platted light industrial development on the west side of Leesburg Florida in Lake County. It has ±392 FT of frontage on Weber Avenue, a dead-end local street that reaches the nearest property corner about 450 feet north of SR 44 (W Main Street) and terminates in a cul-de-sac roughly 735 feet from the highway. FDOT's nearest traffic count covers the segment of SR 44 at Weber Avenue: 25,000 vehicles per day in 2025, with trucks and buses making up 15.1 percent of that volume. Weber Avenue connects to SR 44 roughly 1,000 feet west of the junction where SR 44 turns south onto South Street and CR 468 heads north. Neighboring buildings on Weber Avenue are light manufacturing and warehouse facilities built between 1987 and 2006. By road, US 27 (South 14th Street) is about 2.6 miles east, and SR 44 continues west about 11.8 miles to I-75 in Wildwood, where Florida's Turnpike has its northern terminus. The Turnpike's CR 470 interchange (Exit 296) is about 9.7 miles south. Downtown Orlando is about 46 miles away and downtown Tampa about 80 miles. Lake County grew from 383,956 residents in 2020 to an estimated 445,881 in 2025, and neighboring Sumter County, which shares The Villages with Lake and Marion counties, grew 25.2 percent over the same period.

Site Description

Two contiguous tax parcels, Lots 3 and 4 of Central Florida Industrial Park, total ±105,511 SF (±2.42 acres) per Lake County Property Appraiser land records. Lot 3 (±65,340 SF) contains the ±1,550 SF building built in 1984, paved drive and parking areas, and a wood deck. Lot 4 (±40,171 SF) is a tree-covered graveled area and serves as overflow parking. The two lots share a common line of about 275 feet and together measure about 386 feet north to south along the west line and 283 to 308 feet east to west. Street frontage on Weber Avenue totals about 392 feet: about 238 feet on Lot 3 along the west side of the street and into the curve at the cul-de-sac, and about 154 feet on Lot 4 around the cul-de-sac bulb. Zoning is M-1 (Light Industrial) in the City of Leesburg, with an Industrial future land use designation. City of Leesburg water and sewer serve the building

Exterior Description

Metal



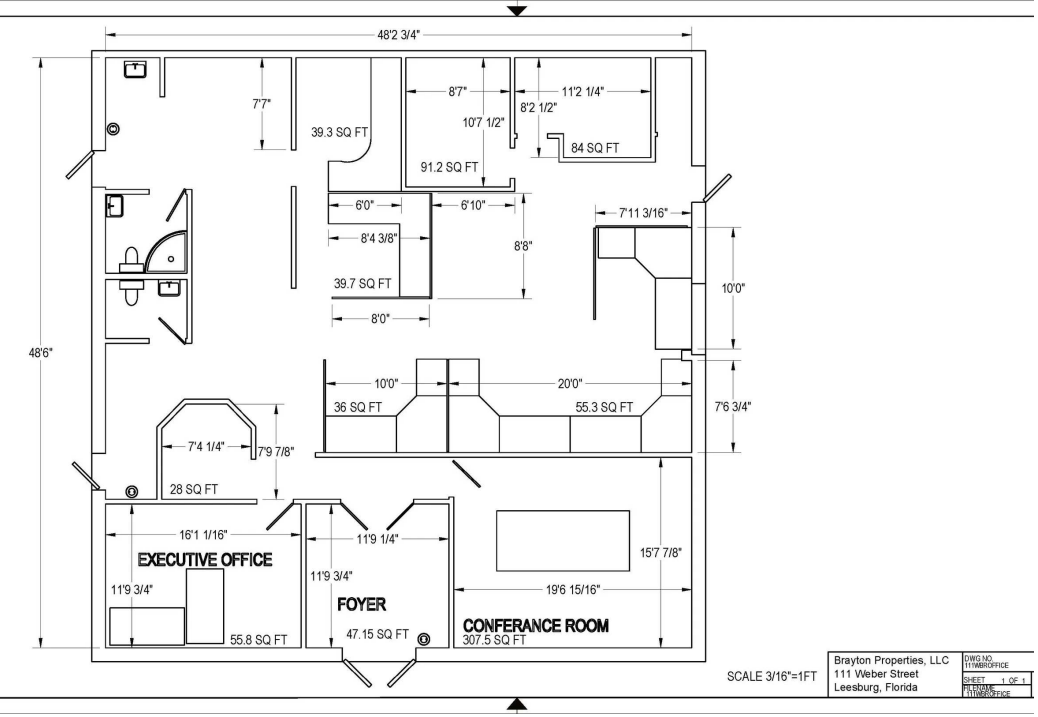


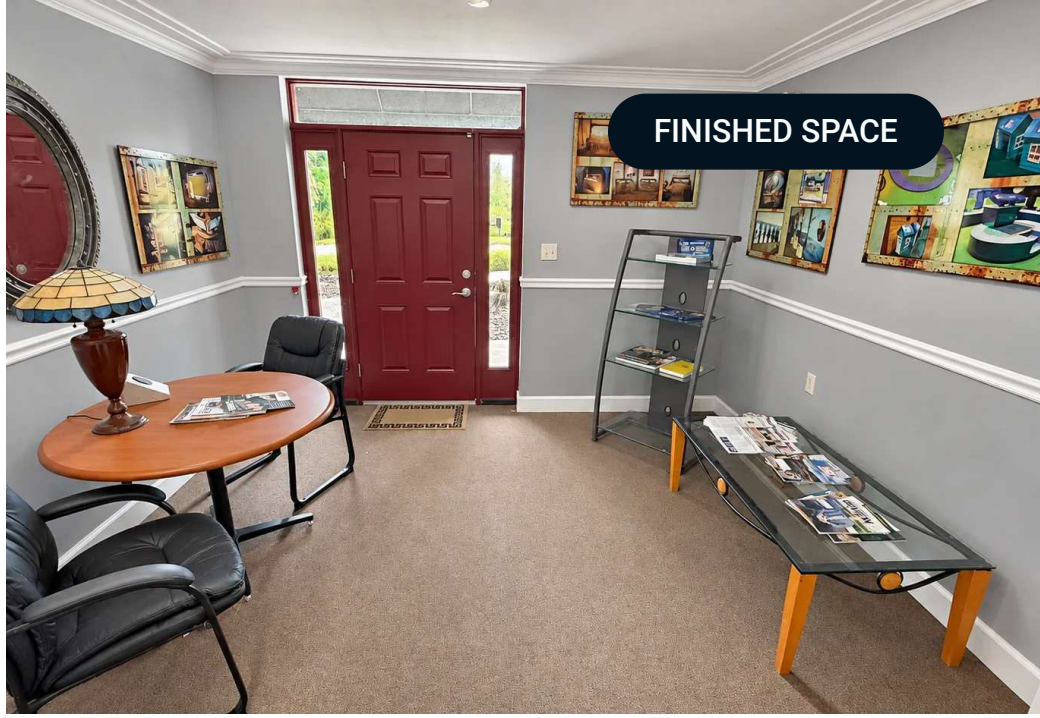
Property Highlights

- 17,250 SF total: ±15,500 SF enclosed, ±2,340 SF finished office, ±13,160 SF warehouse, ±1,750 SF canopy
- ±2.42 acres: ±1.50-acre building parcel plus adjoining ±0.92-acre lot used for overflow parking
- Zoned M-1 (Light Industrial), City of Leesburg
- Steel frame, built 1984; 17-FT eave
- Loading: two dock-high doors at the front, 5 grade-level doors at the rear
- Three-phase power, three separate meters; two paint booths; rotary screw air compressor
- Three restrooms (two in the office, one in the warehouse)
- Six paved parking spaces and a two-bay loading area, with the second parcel currently used for overflow parking
- About 450 FT north of SR 44 (25,000 AADT, FDOT 2025)
- Interstate access on one road: I-75 and Florida's Turnpike 11.8 mi west
- Second Turnpike option: CR 470 interchange (Exit 296) about 9.7 miles south; US 27 about 2.6 miles east
- Two-metro reach: about 46 miles to downtown Orlando and 80 miles to downtown Tampa
- Growing customer base for trades and fabrication: Lake County up 16.1 percent and Leesburg up 39 percent in population, 2020 to 2025 (UF BEBR)

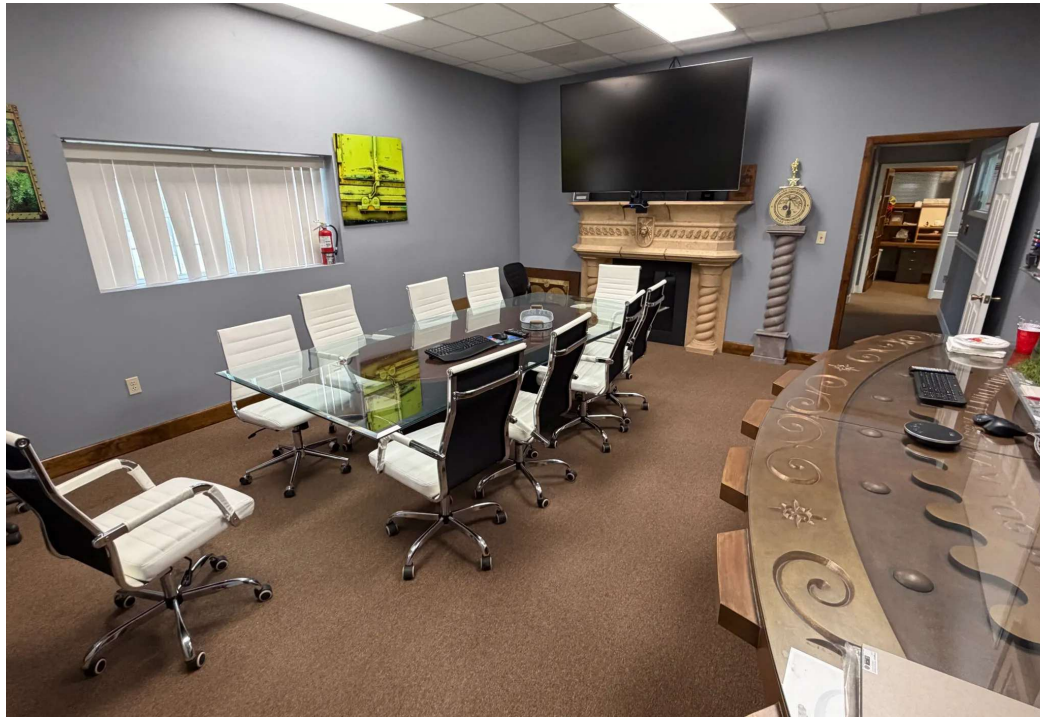

Weber Ave


↑ CR 468
N
468
0
150
300 ft
SUBJECT PROPERTY
New warehouse (2023) and warehouse condos (2025)
Cul-de-sac ±735 ft from SR 44
CR 468
LOT 4
Vacant · ±0.92 AC
LOT 3
Building · ±1.50 AC
CENTRAL FLORIDA INDUSTRIAL PARK
WEBER AVE
±450 ft to SR 44
W MAIN ST
Downtown Leesburg →
← I-75 & Florida's Turnpike
Wildwood · 11.8 mi
44
W MAIN ST
SR 44 TRAFFIC COUNT
25,000
vehicles per day (AADT)
15.1% trucks and buses · FDOT 2025
FLATWOODS RD
SOUTH ST
Subject property (Lots 3 and 4)
Industrial parcels
Other parcels
SR 44
Parcels and streets: Lake County GIS.
Traffic count: FDOT 2025 AADT, count site 110496.
Industrial = county land use codes for manufacturing, warehousing and vacant industrial. Parcel lines approximate, not a survey.
44
↓ US 27 · 2.6 mi
Turnpike Exit 296 · 9.7 mi


48'2 3/4"
7'7"
39.3 SQ FT
8'7"
10'7 1/2"
91.2 SQ FT
11'2 1/4"
8'2 1/2"
84 SQ FT
6'0"
6'10"
8'4 3/8"
8'8"
39.7 SQ FT
8'0"
7'11 3/16"
10'0"
48'6"
10'0"
20'0"
36 SQ FT
55.3 SQ FT
7'6 3/4"
7'4 1/4"
7'9 7/8"
28 SQ FT
16'1 1/16"
EXECUTIVE OFFICE
11'9 3/4"
55.8 SQ FT
11'9 1/4"
11'9 3/4"
FOYER
47.15 SQ FT
15'7 7/8"
19'6 15/16"
CONFERANCE ROOM
307.5 SQ FT
SCALE 3/16"=1FT
Brayton Properties, LLC
111 Weber Street
Leesburg, Florida
DWG NO
111WEBROFFICE
SHEET 1 OF 1
FILENAME
111WEBROFFICE


FINISHED SPACE








FINISHED SPACE








WAREHOUSE SPACE





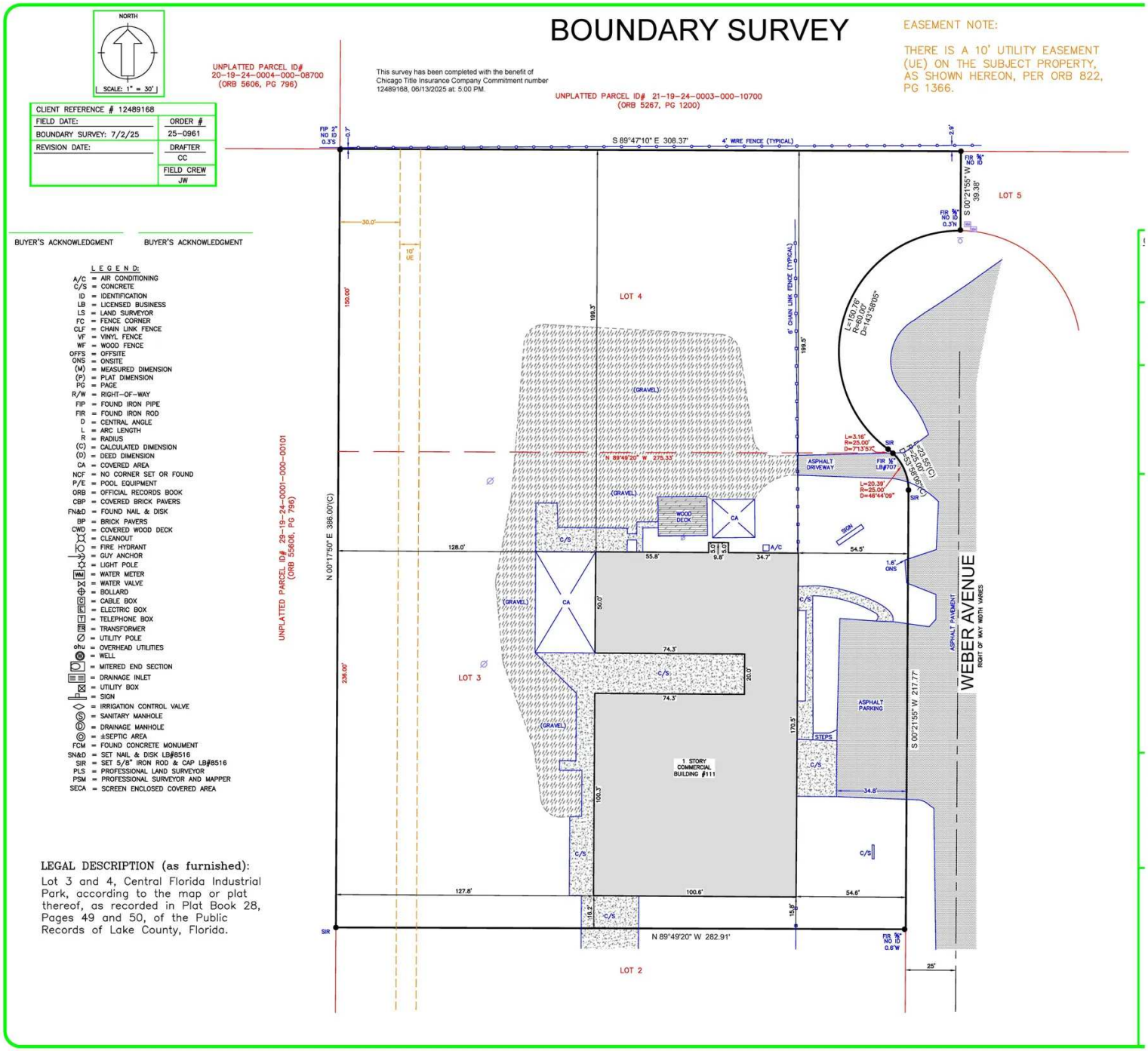




ADDITIONAL PHOTOS







Survey excerpt. Signed and sealed survey available on request.



Subject property

Industrial Market

CENTRAL FLORIDA

Central Florida's industrial corridor follows I-4 from Tampa to Daytona Beach, I-75 from Tampa to Wildwood and Florida's Turnpike, routes that tie the Orlando and Tampa metros to the rest of the state. The region's industrial market has grown with its population. Lake County added 61,925 residents between 2020 and 2025, a 16.1 percent increase, while neighboring Sumter County, which shares The Villages with Lake and Marion counties, grew 25.2 percent (UF BEBR).

Industrial demand across the Orlando metro remains positive, with vacancy at 8.7 percent and more than 680,000 square feet of net absorption through the third quarter of 2026. Smaller spaces continue to drive activity, as deals under 10,000 square feet made up about 63 percent of second-quarter 2026 transactions in Orange and Seminole counties. In Lake County, no new industrial space was under construction at mid-year 2026.

For contractors, fabricators and service companies serving that growth, this property offers three-phase power, dock-high and grade-level loading and an adjoining lot for outside storage, about 12 miles from I-75 and the Turnpike by way of SR 44.

Key Distances

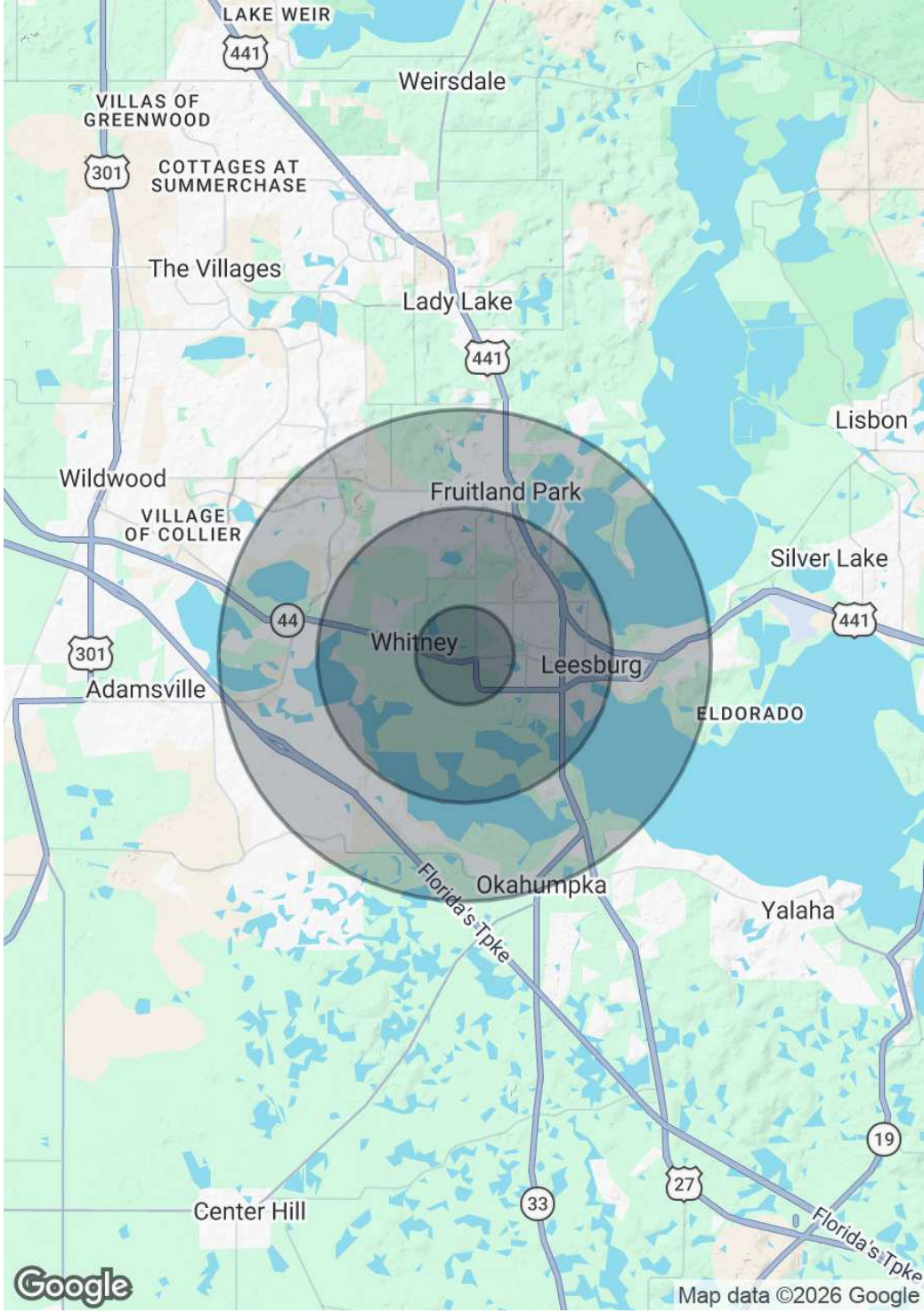
- **±450 ft** to SR 44 (W Main St)
- **2.6 mi** to US 27
- **9.7 mi** to Florida's Turnpike, Exit 296
- **11.8 mi** to I-75 & Turnpike, Wildwood
- **46 mi** to downtown Orlando
- **55 mi** to Orlando Int'l Airport (MCO)
- **80 mi** to downtown Tampa
- **82 mi** to Port Tampa Bay
- **86 mi** to Tampa Int'l Airport (TPA)
- **155 mi** to JAXPORT, Jacksonville
- **255 mi** to Port Everglades

DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	3,081	26,898	62,102
Average Age	44.5	48.3	57
Average Age (Male)	43.2	46.9	56.8
Average Age (Female)	47.2	50.4	58.2

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,318	11,717	29,430
# of Persons per HH	2.3	2.3	2.1
Average HH Income	$67,362	$72,322	$84,171
Average House Value	$200,635	$257,252	$327,180

2023 American Community Survey (ACS)



ADVISOR BIOGRAPHY



Marvin Puryear

Senior Advisor

marvin@saundersrealestate.com

Cell: **352-267-5900**

Professional Background

Marvin Puryear is a Senior Advisor at Saunders Real Estate, specializing in development land with a proven track record of large-parcel transactions across Central Florida.

Primarily focused on Lake, West Orange, and surrounding counties, Marvin works at the intersection of institutional-grade deal execution and deep local market intelligence. He represents landowners, developers, and institutional clients in the sale of development land ranging from single-product parcels to multi-use assemblages exceeding 400 acres. Developers, national homebuilders, and major lenders call Marvin first, not because he has the biggest database, but because he knows which deals are viable before a contract is ever drafted.

The Orlando Business Journal has quoted Marvin in more than 58 articles since 2020, more than any other broker in Lake County. He has been the go-to market voice on Clermont growth, the Wellness Way corridor, Groveland industrial demand, and development land absorption across the I-4 west corridor. In 2023, OBJ formally recognized him as a “Power Player.”

Marvin is a preferred commercial broker for many major national and regional banks for REO asset valuation and disposition throughout Central Florida. He has served as an expert witness in large-scale property valuation matters presented before city councils and county commissions throughout the region.

Before joining Saunders Real Estate, Marvin spent 20 years building and running two internationally franchised brokerages simultaneously: ERA Professional Real Estate Services, a 60–80 agent office ranked as high as Top 5 in the United States and Top 50 internationally, and Coldwell Banker Commercial Atlantic Properties,
where he served as Broker of Record and produced consistent top-ranking commercial sales in Lake County. Both firms were sold in 2014.

Prior to his real estate career, Marvin spent 10 years in corporate management in Chicago, including National Marketing Director at Tripp Lite, Operations Manager at CompUSA, and Regional Manager at Lifetouch. That background in national marketing, operations, and regional market strategy runs directly through the way he approaches commercial brokerage today.

Marvin’s practice is built on a single premise: a seller’s land is only worth what a qualified buyer will pay, and a qualified buyer is only found when the asset is properly positioned, priced, and marketed to the right capital sources. He evaluates highest-and-best use before a property goes to market, identifies the buyer pool most likely to close, and structures transactions to minimize contingency exposure and maximize net proceeds.

SAUNDERS REAL ESTATE

SAUNDERS LAND

SAUNDERS COMMERCIAL

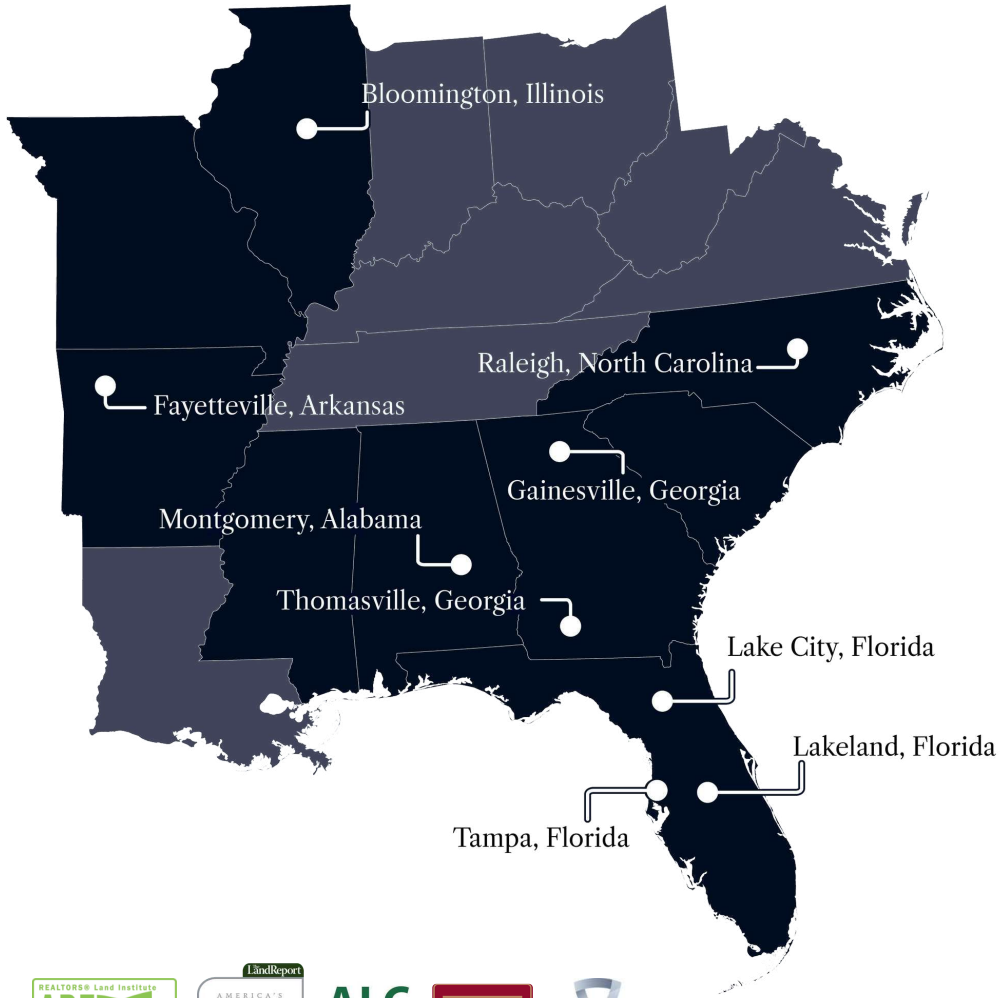
SAUNDERS AUCTIONS

SAUNDERS VALUATIONS

877-518-5263 • info@saundersrealestate.com

A LEGACY OF EXCELLENCE

At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



©2026 Saunders Real Estate, LLC. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL\ WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.