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# *Palmwood Realty, Inc.*

## PRESENTATION SHEET

**LOCATION:** \*\*\*4023 & 4031 LAMSON AVENUE\*\*\*  
SPRING HILL, FLORIDA 34608

**DESCRIPTION:** 2,400 Sq. Ft. Office/Warehouse (Approximately 800 Sq. Ft. Office; 1,600 Sq. Ft. Warehouse) Divided Into Two Separate 1,200 Sq. Ft. Units On .92 Acres. This Facility Can Be Utilized As A Single-Tenant User Building Or An Investment Property. The Current Market Rents For This Type Of Unit Is \$9/Sq. Ft.

**CONSTRUCTION:** Single-Story Masonry Split Face Block Building, Monolithic Slab Foundation, Hip Roof. The Building Has 14' Ceilings With Two 12' Overhead Doors. City Water And Sewage, Two Irrigation Wells. The Property Is Fully Fenced.

**AGE:** 8 Years – Built 2000.

**CONDITION:** Excellent.

**PROPERTY SIZE:** 161' x 251' M.O.L. (2 Lots).  
This Property Can Be Further Identified Through The Hernando County Property Appraiser Office Key #00623427 And Key #00623445.

**PARKING:** Ample.

**ZONING:** Commercial – Warehousing/Distribution.  
Flood Zone “C” – Flood Map No. 120110 0300 B.

**PROPERTY TAXES:** \$5,500.00.

**ASKING PRICE:** **\$550,000.00.**

**REMARKS:** This Property Is Located In The Heart Of Spring Hill, One Block West Of Mariner Boulevard Offering Easy Access To All Main Roads. It Is Ideally Suited For An Entrepreneur Who Desires To Run His Own Business From This Location. That Individual Could Utilize The Entire Building Or Because Of The Current Floor Plan Could Easily Rent Out One-Half Of The Building And Use The Other Half. Because Of This Site's Location, It Would Also Lend Itself To Be Converted Into A Professional Office Complex For Medical Or General Office Use With The Second Lot Being Utilized For Parking.

(The above property is subject to price change, omissions, errors, withdrawal and prior sale. Unless otherwise specified, this office is acting as a Transaction Broker in the sale of this property.)