



Palmwood Realty, Inc.

Commercial Investment Division

8245 River Country Drive ♦ Weeki Wachee, Florida 34607
(352) 597-2500 ♦ Fax (352) 597-4487

PROPERTY OFFERING

LOCATION: *****5121 CARIBBEAN DRIVE***
SPRING HILL, FLORIDA 34606**

DESCRIPTION: 7,000 Sq. Ft. Fully Air-Conditioned Office/Warehouse Consisting Of 2,000 Sq. Ft. Of Office Space With 5,000 Sq. Ft. Of Warehouse. The Facility Has Three Bathrooms. This Building Is Located In A Developing Hernando County Commerce Center With Ease Of Access To U. S. Highway 19. Ideally, The Property Should Be Used For Warehousing, A Distribution Terminal, Trucking, Trucking Repair, Automotive Repair, Light Construction Service Establishment, Or Any Use Requiring C-2 Zoning. It Is Ideally Suited For An Investor Or Owner/Occupant.

CONSTRUCTION: Single-Story Steel Building, Monolithic Slab Foundation, Pitched Roof. The Office Space (2,000 Sq. Ft.) Is Air-Conditioned. The Warehouse Has 14' Ceilings With Four 12' Overhead Doors And Is Fully Air-Conditioned. The Property Is Partially Fenced In. City Water And Sewers.

AGE: Built 1996.

CONDITION: Excellent.

PROPERTY SIZE: Irregular – 58,084 Sq. Ft. – Approximately 1.33 Acres MOL.

PARKING: Ample.

ZONING: Warehousing, Distribution Terminal, Trucking.
Flood Map No. 12053C0284D-Effective Date February 2, 2012.

PROPERTY TAXES: \$7,500.00.

ASKING PRICE: **\$685,000.00.**

(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.)