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## *Palmwood Realty, Inc.*

### PRESENTATION SHEET

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

**DESCRIPTION:**       7,000 Sq. Ft. 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 Structure Should Be Used For A Warehouse Requiring Zoning for Warehousing, Distribution Terminal, Trucking; However, It Is Also Suitable For An Investor And Can Be Subdivided.

**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. 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 Zone "C" – Flood Map No. 120110 0260 B.

**PROPERTY TAXES:**       \$7,000.00.

**ASKING PRICE:**        **\$560,000.00.**

(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.)