

\$2,700,000 - 14497 Ponce De Leon Boulevard, BROOKSVILLE

MLS® #T3500221

\$2,700,000

Bedroom, Bathroom, 1,088 sqft
Commercial Sale on 11.10 Acres

ACREAGE, BROOKSVILLE, FL

****Ask about Owner Financing**** Welcome to an impressive industrial facility nestled in the heart of Hernando County, Florida. This expansive property spans a total of 11.1 acres, comprising two parcels of land strategically designed to accommodate a range of industrial needs. The front 5.4 acres are zoned PDP (HC) with C4 use, providing flexibility for various commercial applications, while the rear 5.7 acres are zoned AG, offering additional space for diverse industrial activities.

Dominating the landscape is a robust 12,000-square-foot metal building situated on the front parcel. This structure has been meticulously crafted to meet the demands of heavy industrial operations. The building features a spacious 1,088-square-foot air-conditioned office space, complete with a reception area, bathroom, and a kitchenette, ensuring a comfortable and functional workspace.

The foundation of the building boasts a heavy 8-inch concrete slab, specifically engineered to support heavy machinery and provide a stable platform for industrial processes. The strategic design includes three large bay doors, facilitating the seamless movement of heavy equipment in and out of the facility. These doors enhance operational efficiency and contribute to the overall functionality of the



space.

Powering the facility is a robust 480V 3-phase power system, meeting the high-energy demands of industrial machinery and equipment. The property is secured with fencing on both sides, while the front entrance is equipped with fencing and a gated access point, ensuring controlled entry and heightened security.

In addition to its industrial prowess, the property is equipped with a well and septic system, providing essential utilities for day-to-day operations. The building itself reaches an impressive height of 20 to 30 feet, accommodating the needs of various industries and allowing for the efficient storage of large equipment or inventory.

Whether you are seeking a prime location for manufacturing, warehousing, or industrial operations, this property in Hernando County stands as a testament to versatility, functionality, and strategic planning in the realm of industrial real estate.

Built in 2008

Essential Information

MLS® #	T3500221
Price	\$2,700,000
Sold Price	\$2,100,000
Sold Date	November 8th, 2024
Square Footage	1,088
Acres	11.10
Year Built	2008
Type	Commercial Sale
Sub-Type	Industrial
Status	Sold

Community Information

Address	14497 Ponce De Leon Boulevard
Area	Brooksville
Subdivision	ACREAGE
City	BROOKSVILLE
County	Hernando
State	FL
Zip Code	34601

Amenities

Parking	Common, Ground Level
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Interior

Appliances	Refrigerator
Heating	Central
Cooling	Central Air

Exterior

Roof	Metal
Foundation	Slab

Additional Information

Date Listed	January 26th, 2024
Days on Market	592
Zoning	PDP(HC)/C4

Listing Details

Listing Office	SOUTHERN BELLE REALTY, INC
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