

\$2,900,000 - 14337 Annutalaga Avenue, BROOKSVILLE

MLS® #W7869348

\$2,900,000

Bedroom, Bathroom,
Commercial Sale on 5.00 Acres

N/A, BROOKSVILLE, FL

Discover a versatile industrial property in Hernando County, perfectly blending functionality with room for growth. Spanning 5± acres, the site features a well-designed 12,880 SF building built in 2007 that combines warehouse and office space, providing ample room for manufacturing, logistics, or a service-based operation. The 6,560 SF warehouse area offers six 14' x 14' roll-up doors, a 28' wide x 14' high rolling door at the rear for easy loading, 20 ceiling lamps for excellent illumination, and a 6" thick cement floor, ideal for supporting heavy equipment and machinery in an industrial setting. The 26' peak ceilings provide optimal efficiency and maneuverability for large operations.

Inside, the first-floor office space includes 3,880 SF with 11 offices, a reception area, a kitchen, three bathrooms (one with a shower), and an elevator, while the second floor's 2,440 SF open space serves as a flexible training center, meeting area, or additional workspace.

The property is thoughtfully positioned with 277.2 feet of frontage on Annutalaga Ave and is visible from nearby Ponce De Leon Blvd, which sees an average daily traffic count of 4,500. Despite its accessibility, the site is tucked back amidst the trees, offering a peaceful and private setting—ideal for companies seeking a balance between visibility and a serene work environment. This property includes a versatile 20' x 40' detached



utility building, along with an adjacent utility shed, offering ample space for storage and various uses. The gated entry, 6' chain-link perimeter fencing, and ample parking (41 spaces) provide convenience and security.

Located in the growing community of Hernando County, this property sits in a region known for its business-friendly atmosphere, abundant workforce, and expanding infrastructure. With industrial zoning (PDP with C4 use), the space is ready for a variety of uses such as light manufacturing, distribution, storage, or corporate headquarters. The expansive 5± acre lot provides plenty of room for future expansion, allowing businesses to grow and adapt over time.

Whether you're looking to establish a new headquarters, relocate your operations, or expand your footprint, this property offers a strategic and versatile opportunity for your business.

Built in 2007

Essential Information

MLS® #	W7869348
Price	\$2,900,000
Sold Price	\$2,150,000
Sold Date	June 10th, 2025
Acres	5.00
Year Built	2007
Type	Commercial Sale
Sub-Type	Warehouse
Status	Sold

Community Information

Address	14337 Annutalaga Avenue
Area	Brooksville
Subdivision	N/A

City	BROOKSVILLE
County	Hernando
State	FL
Zip Code	34601-8404

Amenities

Parking	Over 30 Spaces, Secured
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Interior

Cooling	Central Air
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Exterior

Lot Description	Landscaped, Oversized Lot
Roof	Metal
Foundation	Slab

Additional Information

Date Listed	October 31st, 2024
Days on Market	279
Zoning	PDP

Listing Details

Listing Office	BRIDGE POINT BUSINESS REAL EST
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