

Coldwell Banker Commercial NRT Warehouse on 6-Lane US 27, plus Mini-Warehouses



Price: \$2,275,000



- Existing 30,800 SF warehouse building with 16 foot ceiling.
- Also includes 6,400 SF of rentable mini-warehouses on back of property.
- Lot size is 2.3744 Acres.

**Mike Nolen Sr., Gloria J. Spanjers
Realtor**

**Coldwell Banker Commercial
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**COLDWELL
BANKER
COMMERCIAL**

NRT

Florida's Commercial Real Estate Company

Warehouse on 6-Lane US 27, plus Mini-Warehouses

DESCRIPTION:	Warehouse for Sale with 200 feet of frontage on US Highway 27. High traffic counts (30,000 vehicles/day - Source: FDOT traffic count) with great visibility.
LOCATION:	U.S. Highway 27, Lake Hamilton, Florida
SITE:	Existing 30,800 SF warehouse building with 16 foot ceiling. Also includes 6,400 SF of rentable mini-warehouses on back of property. Lot size is 2.3744 Acres.
INGRESS & EGRESS:	Excellent access from southbound lanes of US Highway 27. Median has no break at property for northbound lanes..
UTILITIES:	Water, sewer, telephone, gas and electric available.
ZONING:	Town of Lake Hamilton
EMERGENCY:	Fire, Police, and ambulance service available to the site.
PRICE:	\$2,275,000.00

All information contained herein has been obtained from sources deemed reliable. The property information herein is derived from various sources that may include, but not be limited to, county records, a Multiple Listing Service or other commercial listing service. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification. Coldwell Banker Commercial NRT, nor any agent thereof cannot guarantee this information. We are not responsible for errors, omissions, prior sale, change in price, easements, zoning changes or withdrawal of property from the market without notice.

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Realtor— 863-294-7541



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**Great Visibility with
Over 30,000
Vehicles/Day!**



**16 Foot Ceilings in Main
30,800 SF Warehouse**



**6,400 SF of Mini-
Warehouses
Included!**



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