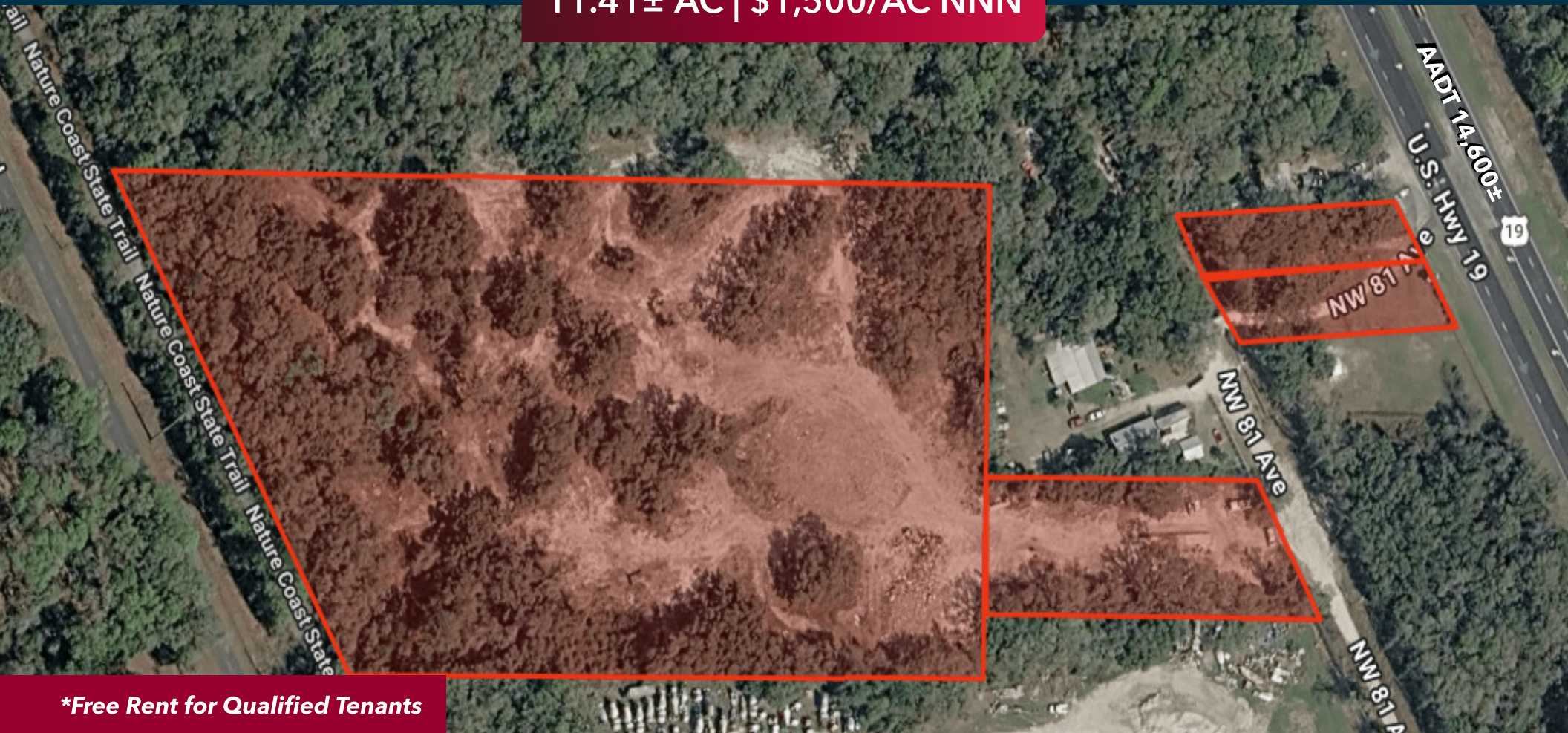


INDUSTRIAL OUTDOOR STORAGE (IOS) PROPERTY FOR LEASE

16116 NW 81 Avenue, Fanning Springs, FL 32693

11.41± AC | \$1,500/AC NNN



***Free Rent for Qualified Tenants**

JON THOMAS

Vice President

☎ 352.420.9889

☎ 352.316.2143

jon@lee-associates.com

LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

PROPERTY OVERVIEW

16116 NW 81 Avenue, Fanning Springs, FL 32693

11.41± acre Industrial Outdoor Storage (IOS) opportunity available for lease at 16116 NW 81st Ave, Fanning Springs, Levy County, FL.

Zoned C-3, the fully fenced and gated site was formerly operated as a salvage yard and retains an existing scale and weigh house, giving a trucking, equipment, contractor, or materials-storage user a head start on site improvements, with electrical service already on site.

The property offers dual access via NW 81st Ave (Levy County Road) with secondary access toward US Highway 19 (AADT 14,600±).

Available for lease at \$1,500 per acre per month, NNN, with free rent available to qualified tenants depending on lease term.

Parcel #'s:

- 0050-0000-00
- 0754-9008-00
- 0754-8009-00
- 0754-8008-00



PROPERTY HIGHLIGHTS

- 11.41± acres across 4 contiguous parcels, zoned C-3 (Levy County)
- \$1,500/acre/month NNN, free rent available for qualified tenants (term-dependent)
- Fully fenced (chain link) and gated
- Existing scale and weigh house on site
- Formerly a salvage yard – ready for immediate IOS/yard use
- Electrical service already on site
- Dual access/frontage: NW 81st Ave + secondary access via Alabama St toward Hwy 19 (AADT 14,600±)

LOCATION MAP

16116 NW 81 Avenue, Fanning Springs, FL 32693



Fanning Springs



Trenton

Andrews

Manatee Rd

Chiefland



Chiefland

S Main St

Yellow Jacket

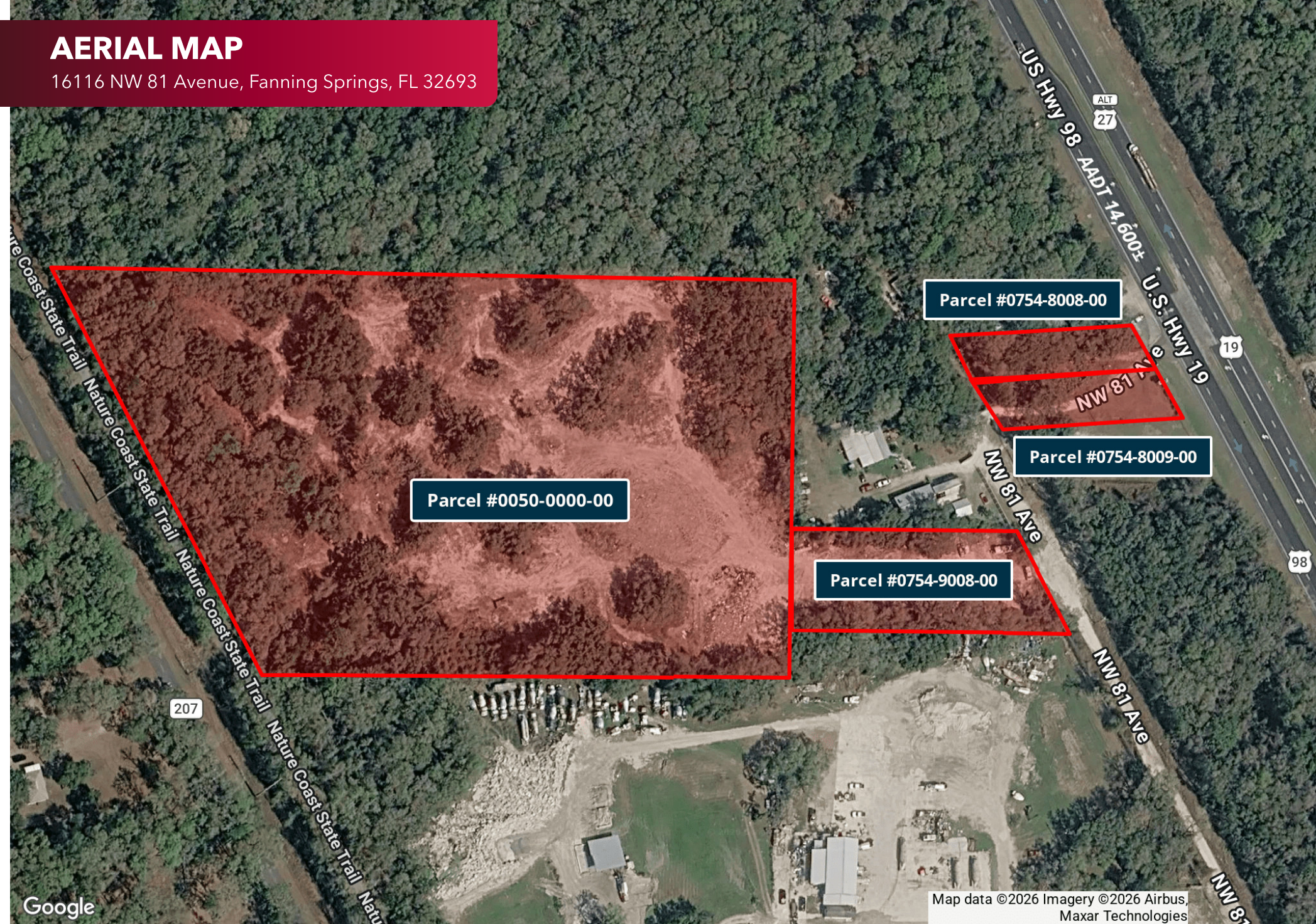
Google

Jon Thomas
352.420.9889
jon@lee-associates.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

AERIAL MAP

16116 NW 81 Avenue, Fanning Springs, FL 32693



Map data ©2026 Imagery ©2026 Airbus,
Maxar Technologies

Jon Thomas
352.420.9889
jon@lee-associates.com

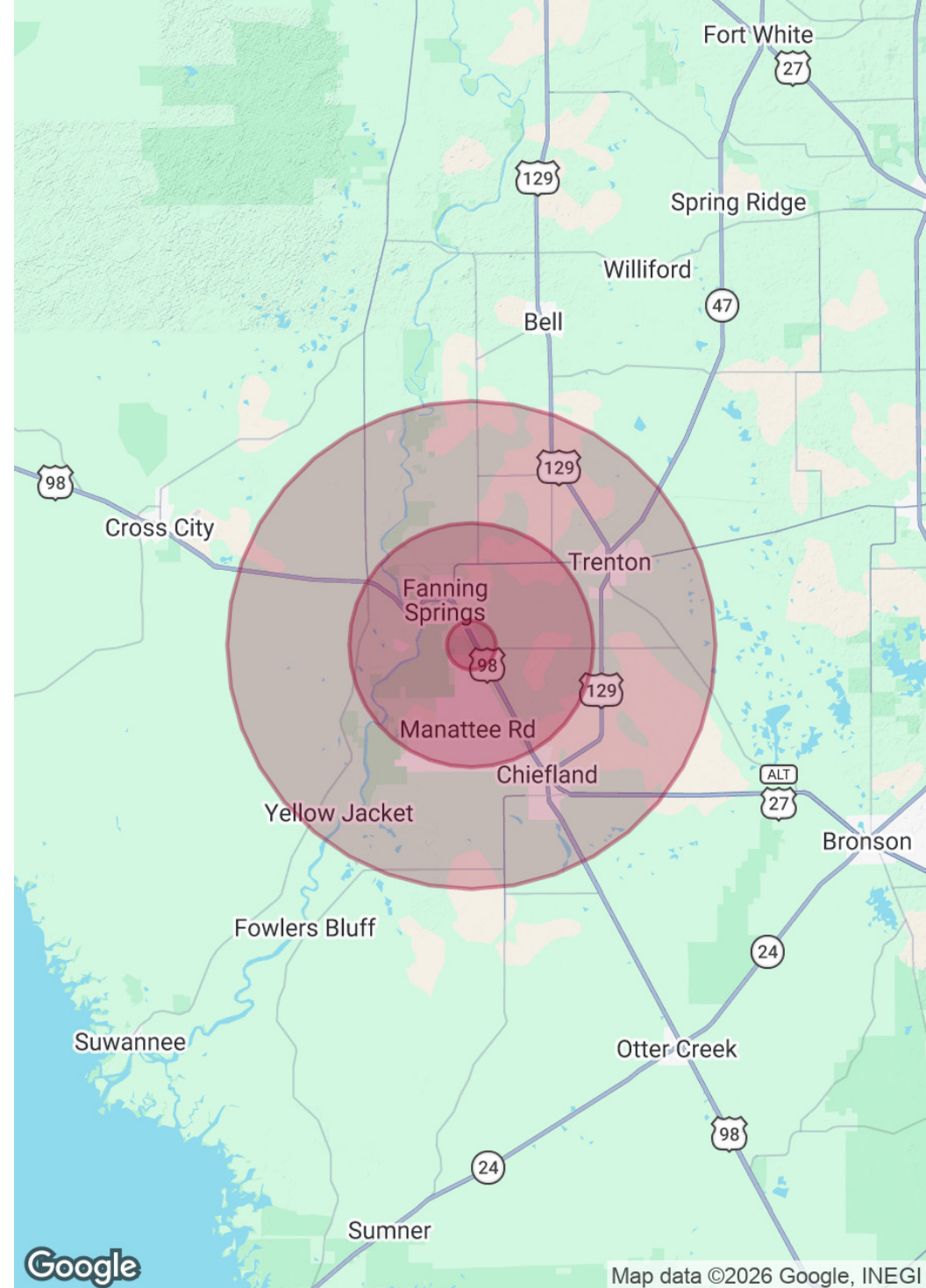
**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

DEMOGRAPHICS MAP & REPORT

16116 NW 81 Avenue, Fanning Springs, FL 32693

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	295	6,957	21,439
Average Age	49.2	50.1	46.9
Average Age (Male)	46.4	47.9	45.2
Average Age (Female)	53.0	52.5	48.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	117	2,684	8,093
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$63,774	\$69,255	\$74,440
Average House Value	\$128,633	\$123,779	\$148,741



INDUSTRIAL OUTDOOR STORAGE (IOS) PROPERTY FOR LEASE

16116 NW 81 Avenue, Fanning Springs, FL 32693

497,019± SF | \$1,500/AC NNN

JON THOMAS

Vice President

☎ 352.420.9889

☎ 352.316.2143

jon@lee-associates.com

Parcel #0050-0000-00

Parcel #0754-8008-00

Parcel #0754-8009-00

Parcel #0754-9008-00

***Free Rent for Qualified Tenants**

**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.