






±13.49 AC
Industrial Site
Offered at: **\$1,250,000**



PROPERTY QUICK STATS

Property Name	Lake City Distribution Site
Folio	17-35-17-04980-004
Address	3270 N US Highway 441 Lake City, FL 32055
Land Area Acres	±13.4900
Land Area SF	±587,624.4
Existing Zoning	CI – Commercial Intensive
Link to Zoning Code	Division 11. - Commercial Intensive (CI)

INVESTMENT HIGHLIGHTS

-  **Strategic location just off 1-10:**
Offering direct access to major transportation corridors
-  **Situated near the Target Distribution Center:**
Enhancing logistics appeal for industrial or retail users
-  **Prime regional connectivity:**
 - 56 minutes to Jacksonville, Florida's largest logistics and distribution hub
 - 1 hour to Gainesville, a major university and life science market
 - 1 hour 36 minutes to Tallahassee, the state capital

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