

14,960 SF Industrial Facility on 1.3 Acres

100 THORNHILL RD

AUBURNDAL, FL 33823

Presented By:

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Executive Summary

14,960 SF INDUSTRIAL FACILITY ON 1.3 ACRES | INDUSTRIAL PROPERTY FOR LEASE



OFFERING SUMMARY

Lease Rate:	\$12 SF/yr (NNN)
Building Size:	50,808 SF
Available SF:	14,960 SF
Available Lot Size:	1.3 Acres
Total Property Size:	20.64 Acres
Number of Units:	2
Year Built:	1980
Zoning:	BPC-2

PROPERTY OVERVIEW

The 14,960 ± SF industrial building sits on approximately 1.3 acres and is well suited for diesel mechanics, fleet maintenance, and other heavy industrial users. The building offers multiple wide-open service bays, 19' clear height, 3-phase power, an existing air compressor, and a functional open layout with supporting office and mezzanine space. The site provides strong vehicle access and additional flexibility for parking, circulation, and outdoor operational needs.

PROPERTY HIGHLIGHTS

- 14,960 ± SF building
- 1.3 ± Acres
- 19' clear height
- (6) 12' x 16' grade-level doors
- ±1,200 SF air-conditioned office, breakroom, and two restrooms
- 21' x 60' mezzanine above office
- 3-phase, 120/240V power
- Existing air compressor



Aerial Map

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Additional Photos

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Site Plan

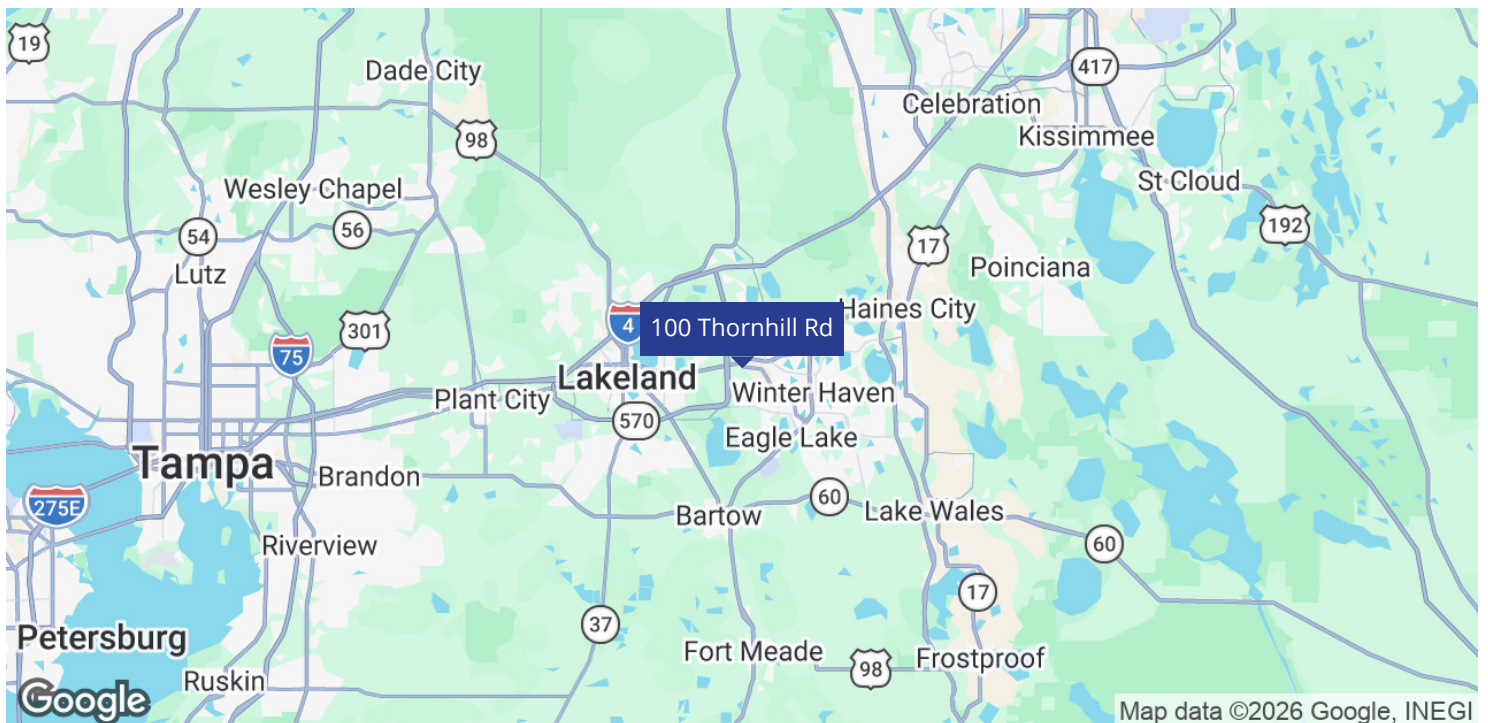
14,960 SF INDUSTRIAL FACILITY ON 1.3 ACRES | INDUSTRIAL PROPERTY FOR LEASE





Location Map

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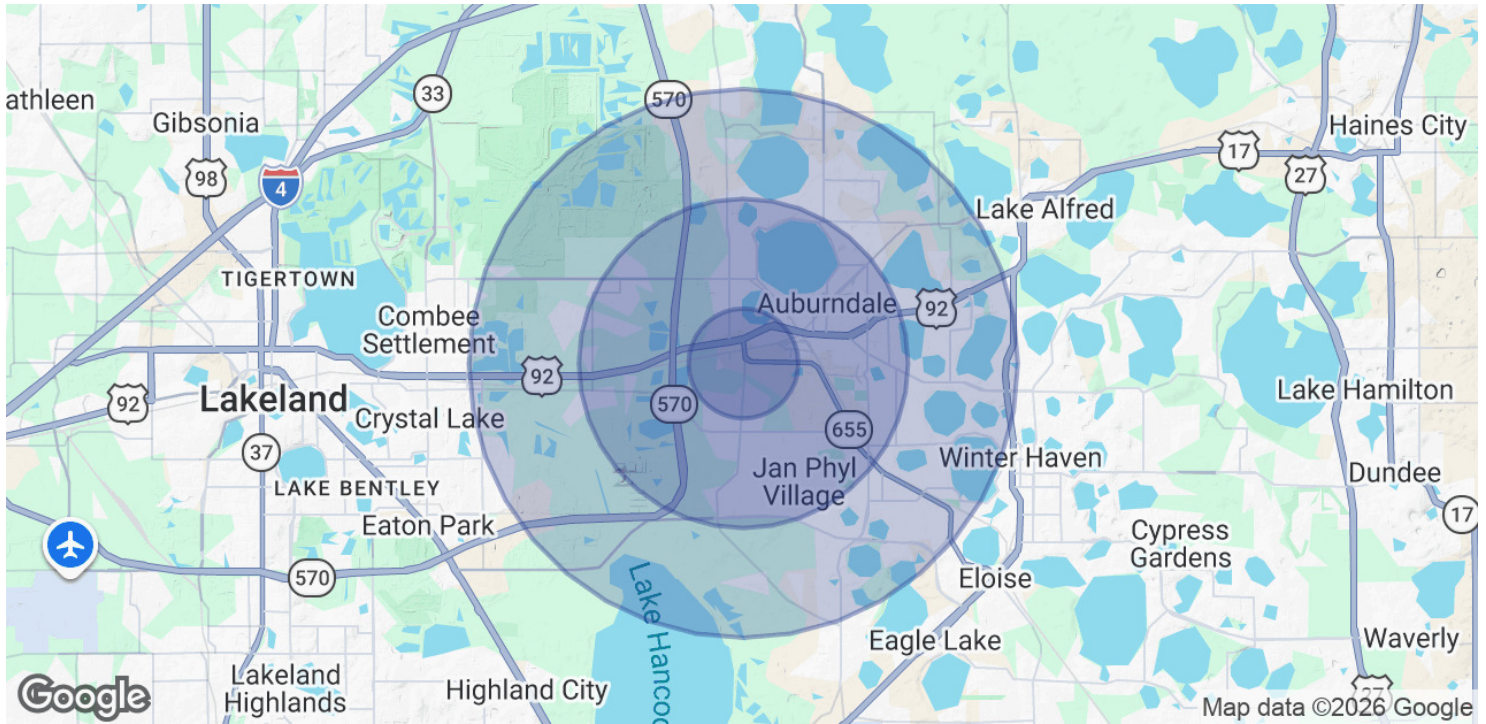


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Demographics Map & Report

14,960 SF INDUSTRIAL FACILITY ON 1.3 ACRES | INDUSTRIAL PROPERTY FOR LEASE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,584	27,789	72,058
Average Age	39.3	40.3	40.3
Average Age (Male)	38.4	38.9	39.4
Average Age (Female)	38.0	40.4	41.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	848	9,888	26,093
# of Persons per HH	3.0	2.8	2.8
Average HH Income	\$93,187	\$76,093	\$78,632
Average House Value	\$225,570	\$185,800	\$213,283

2023 American Community Survey (ACS)