



## COMMERCIAL OFFERING MEMORANDUM

# 11,200+/- SF FLEX / LIGHT INDUSTRIAL OPPORTUNITY

2011 South Jefferson Street | Perry, Florida

### Asking Price

\$539,000

### Land Size

0.69+/- Acres

### Year Built

1982 | Tax ID 04591-200

**Prime opportunity to acquire a highly visible light industrial/flex commercial property in Perry, Florida.** The subject is improved with an approximately 11,200+/- SF clear-span red iron building on a 0.69+/- acre site. Currently and previously operated as an event space / skating rink, the property is well suited for adaptive reuse including warehouse, flex, light industrial, or multi-tenant space.

*All information herein is believed reliable but is not guaranteed and should be independently verified by prospective purchasers.*

# Executive Summary

2011 South Jefferson Street presents a highly visible commercial asset improved with an approximately 11,200+/- SF clear-span red iron building constructed in 1982 on a 0.69+/- acre site, offering strong roadway exposure, a functional open layout, and two restrooms. The fully conditioned interior, removable drop ceiling, and adaptable configuration create a compelling opportunity for owner-users or investors pursuing warehouse, flex, light industrial, or multi-tenant repositioning.

<b>Asking Price</b>	\$539,000	<b>Tax ID</b>	04591-200
<b>Building Area</b>	11,200+/- SF	<b>Dimensions</b>	80' x 140'
<b>Land Size</b>	0.69+/- Acres	<b>Year Built</b>	1982
<b>Construction</b>	Red iron clear-span building	<b>Interior</b>	Fully conditioned
<b>Restrooms</b>	Two	<b>Ceiling</b>	Drop ceiling removable for added height
<b>Traffic Count</b>	9,700 VPD	<b>Broker Compensation</b>	Seller pays 3% buyer commission

## Investment Highlights

- Highly visible frontage on a main Perry arterial roadway.
- Directly across from Walmart, Save A Lot, Dollar General, Anytime Fitness, and Goodwill.
- Open, clear-span interior supports a wide range of commercial layouts.
- Large-format building can potentially be demised into smaller units.
- Opportunity for owner-user occupancy or value-add repositioning.

## Repurposing Potential

The subject is currently, and was previously, utilized as an event space / skating rink, but the building's size, configuration, and open interior make it well suited for adaptive reuse. *Potential concepts may include warehouse, flex, light industrial, service commercial, or multi-tenant occupancy, subject to municipal approvals, zoning, and buyer due diligence.*

## Positioning

- Established commercial corridor with surrounding national and regional users.
- Functional parking / frontage area with easy access and visibility.
- Straightforward building footprint and efficient circulation.

# Location & Retail Synergy

The property is strategically positioned along a main Perry arterial roadway with approximately 9,700 vehicles per day, providing strong visibility and convenient access within an established commercial corridor. Directly across from Walmart, Save A Lot, Dollar General, Anytime Fitness, and Goodwill, and near Hardee's, VyStar Credit Union, Ellianos, KFC, Sonic, and other commercial users, the site benefits from substantial surrounding retail draw.



## Nearby Commercial Uses

- Walmart
- Save A Lot
- Dollar General
- Anytime Fitness
- Goodwill
- Hardee's
- VyStar Credit Union
- Ellianos
- KFC
- Sonic

The subject is positioned for strong visibility to passing traffic and nearby commercial activity.

### Prominent Frontage

Positioned along South Jefferson Street with strong roadway exposure and straightforward access.

### Retail Adjacency

Immediate proximity to active shopping destinations increases recognition and locational relevance.

### Flexible Demand Profile

The property's format can appeal to owner-users, investors, and tenants seeking functional space.

# Property Overview

The subject is improved with an approximately 11,200+/- SF clear-span red iron building measuring 80' x 140', constructed in 1982 on a 0.69+/- acre parcel, with two restrooms and a highly functional open layout suitable for a variety of commercial or industrial users. The interior is fully conditioned, and the existing drop ceiling could be removed to provide additional interior height, further supporting adaptive reuse or conversion to warehouse, flex, light industrial, or multi-tenant space.

## Functional Attributes

- Approx. 80' x 140' building footprint.
- Situated on a 0.69+/- acre parcel.
- Constructed in 1982.
- Two restrooms and fully conditioned interior.
- Potential to subdivide into smaller rentable suites or bays.

The AI-generated concept shown in this memorandum is illustrative only. The property is offered as-is, and any conversion or alternate use scenario should be verified by the purchaser through zoning, code, permitting, and design review.



Interior view showing the large open skating / event floor.

## Why the Opportunity Matters

This offering combines strong commercial exposure with a flexible large-format building footprint and meaningful reuse potential. The property is being offered as-is, and for buyers seeking a presence in Perry, the subject provides immediate visibility and multiple pathways to create value through owner occupancy, lease-up, or renovation.

## Potential Buyer Profiles

- Owner-user seeking showroom, service, warehouse, recreation, or specialty space.
- Investor pursuing value-add repositioning or suite demising strategy.
- User needing a visible in-town building with flexible interior area.



Preview concept rendering of a potential light industrial / warehouse conversion. See the following page for an enlarged illustrative concept.

# Illustrative Light Industrial Conversion Concept

The concept image below highlights how the existing clear-span building could function in a warehouse, flex, or light industrial configuration. Although illustrative only, the rendering reinforces the property's adaptability for a more traditional industrial layout.



**Illustrative AI-generated rendering of a potential light industrial / warehouse conversion.**

*Conceptual only. Property is offered as-is; purchaser to verify design, code, zoning, and permitting feasibility.*

## Why the Building Works for Light Industrial Use

- The approximately 11,200+/- SF clear-span configuration supports efficient warehouse, service, showroom, or contractor-style occupancy.
- The 80' x 140' footprint lends itself to demising into multiple bays or retaining a large single-tenant industrial layout.
- The fully conditioned interior and removable drop ceiling may allow additional interior clearance depending on final design.
- The image demonstrates how roll-up doors, paved apron area, and a simpler industrial facade could align with the existing shell.

## Important Illustrative Notes

- The rendering is AI-generated and does not represent the property in its current physical condition.
- The concept is included to demonstrate functionality and adaptive-reuse potential rather than a promised finished build-out.
- The property is being offered strictly as-is.
- Any future conversion scenario should be confirmed by the purchaser through independent architectural, engineering, zoning, and permitting review.

# Photo Gallery

Selected aerial and exterior imagery highlighting the property's frontage, surrounding retail corridor, and visibility characteristics.



Frontal aerial with building and site frontage.



Subject positioned across from nearby shopping destinations.



Aerial perspective showing surrounding roadway network.



Additional context view of the commercial corridor.

# Seller Contact

FOR SALE BY OWNER

## Daniel Young

Quonnie Commercial

**Phone:** 850-567-8864

**Email:** Quonniecommercial@gmail.com

**Address:** 2011 South Jefferson Street, Perry, FL

Seller will pay 3% buyer broker commission for a successful sale.



**Daniel Young**

Owner / Seller Contact

### Disclaimer

This offering memorandum has been prepared from information provided by ownership and other sources deemed reliable. No representation or warranty, express or implied, is made as to the accuracy or completeness of the information contained herein. Prospective purchasers should conduct their own independent investigation, zoning verification, building review, and financial / legal due diligence.



For pricing, tours, and sale terms, please contact Daniel Young.