



FOR SALE



2501 Industrial St  
LEESBURG, FL 34748

Net-Leased Industrial Investment  
±40,000 SF on ±3.81 Acres

\$6,250,000 (6.1% Cap Rate)





### HIGHLIGHTS:

## Industrial Warehouse with Secured Yard

**±40,000 SF**  
TOTAL BUILDING AREA  
(3 BUILDINGS)

**±3.81 AC**  
SITE AREA

**M-1**  
ZONING — INDUSTRIAL

**Dock + Grade**  
LOADING ACCESS

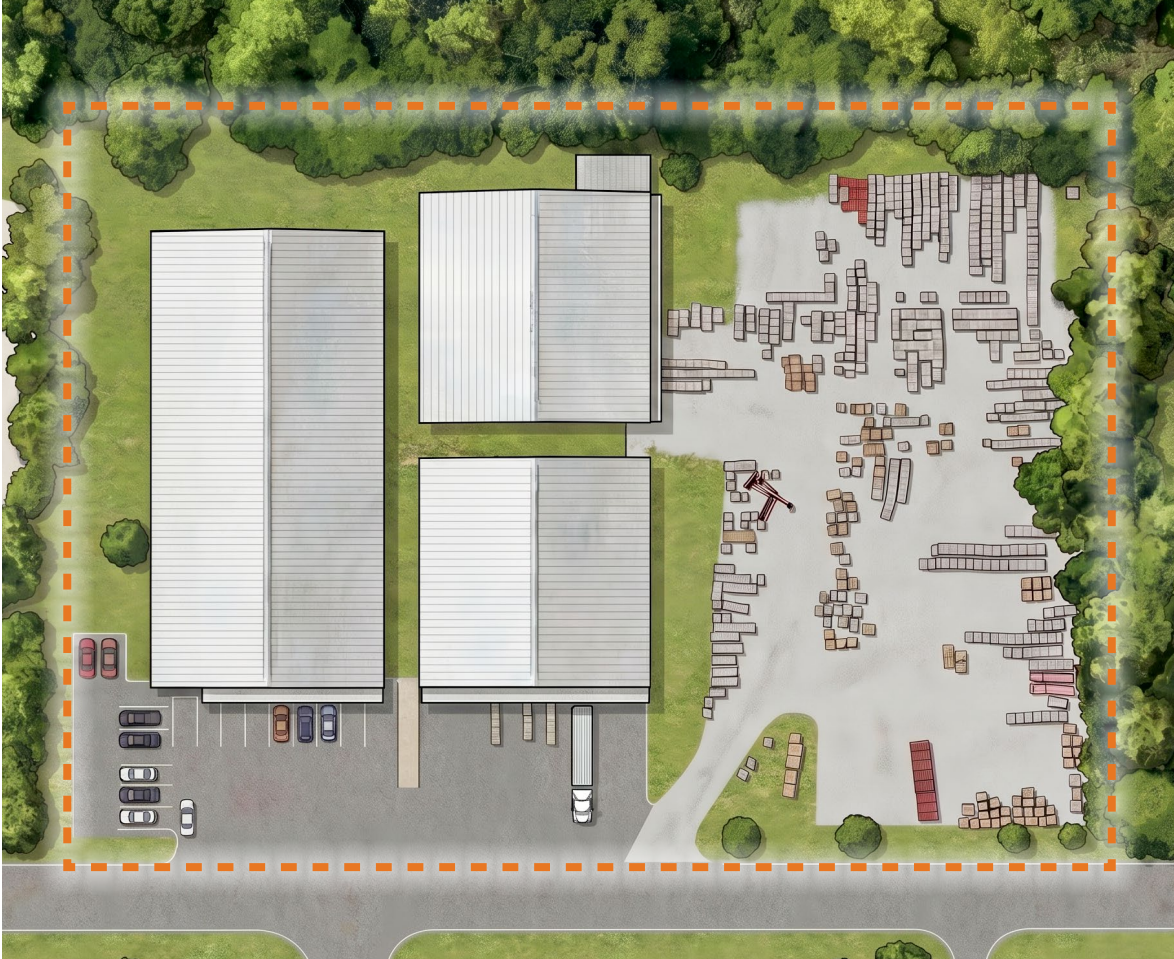
### Notable Features

- New Roof
- Fenced & Paved Yard for Outside Storage
- Dock-High Loading with Ramps
- Demisable for future multitenant possibilities
- 7 year term with national credit construction supply company



## The Asset

2501 Industrial St is a ±40,000-square-foot industrial property positioned on ±3.81 acres within the City of Leesburg's established M-1 industrial district. The site comprises multiple free-standing warehouse buildings paired with a large fenced and paved yard — a combination of functional building scale and secured outdoor area that is increasingly difficult to find in the Lake County market. A mix of dock-high (with ramps) and grade-level access, together with multiple building entries, allows the asset to serve a single user or be demised for diversified, multi-tenant occupancy. The property offers an investor a rare net-leased industrial opportunity in a growing Central Florida submarket.



**SITE PLAN:**

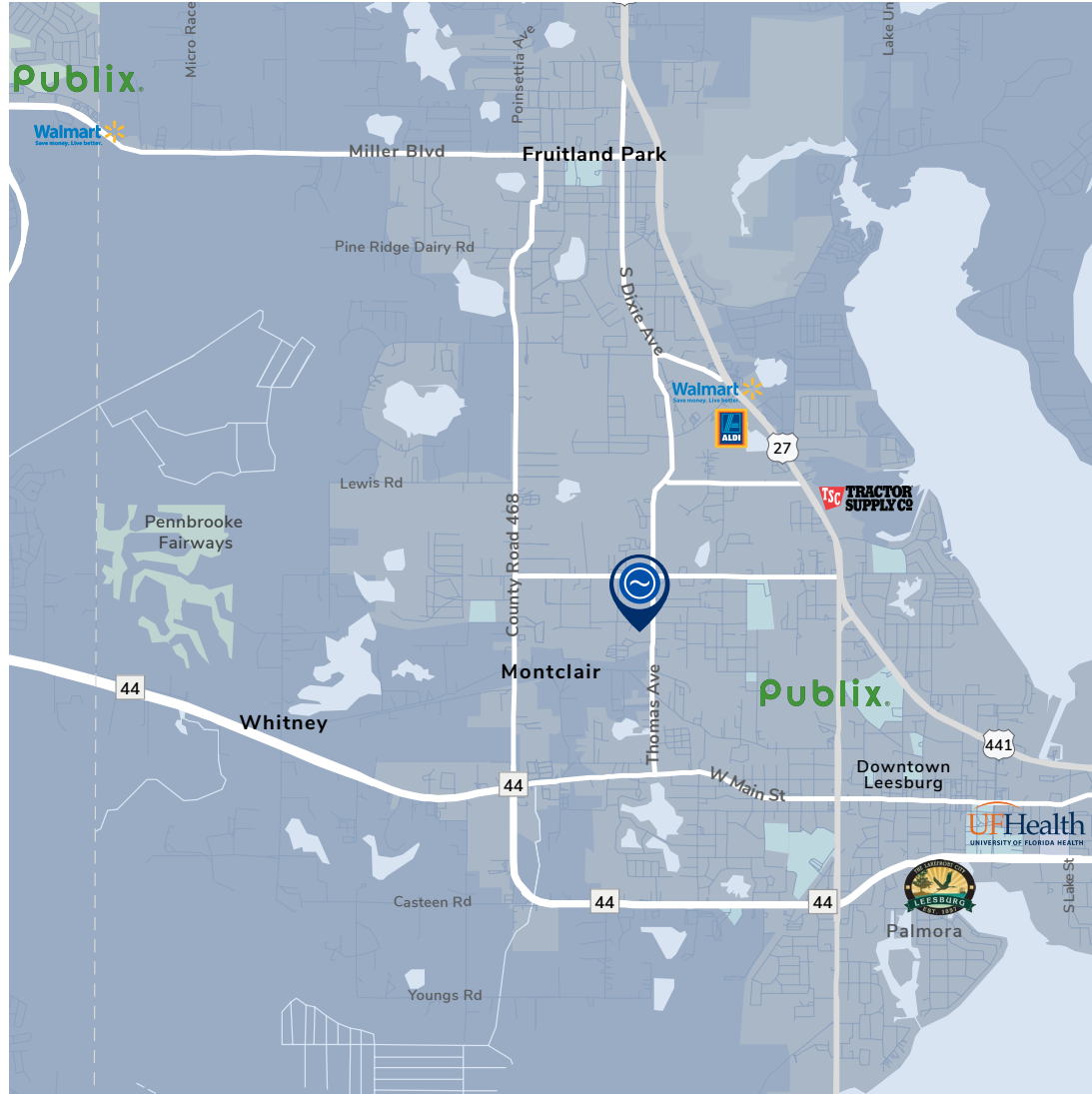
## Net Leased Industrial Yard with Warehouses

The property sits within an established industrial cluster in the City of Leesburg, zoned M-1 for light-industrial, manufacturing, and distribution uses. Regional access runs via Griffin Road and Carver Drive to U.S.-441 and SR-44, linking the site to the broader Lake County network in a low-congestion environment suited to truck movement. On-site fencing and paving support outside storage and equipment staging, while the growing Wildwood / The Villages corridor to the north continues to expand the regional demand base.



## LOCATION OVERVIEW

# Convenient Access to Major Routes & Nearby Amenities



## POINTS OF INTEREST

Population and growth within the surrounding trade area

**Publix — Palm Plaza**  
GROCERY · 1.1 MI E

**ALDI — N Citrus**  
GROCERY · 1.2 MI N

**Walmart Supercenter**  
RETAIL ANCHOR · 1.3 MI N

**Tractor Supply Co.**  
RETAIL · 1.3 MI NE

**Downtown Leesburg**  
CIVIC CENTER · 1.9 MI SE

**Venetian Gardens**  
LAKE HARRIS PARK · 2.3 MI SE

**UF Health Leesburg Hospital**  
MAJOR EMPLOYER · 2.5 MI SE

**Leesburg Airport**  
6 MI SE

**FL Turnpike**  
5 MI SE

## AREA DEMOGRAPHICS

Population and growth within the surrounding trade area

TRADE AREA	3 - MILE	5 - MILE
Population (2025)	32,353	77,394
Proj. Growth '25-'30	+13.6%	+15.6%
Households (2025)	14,123	36,329
Median HH Income	\$47,467	\$57,894

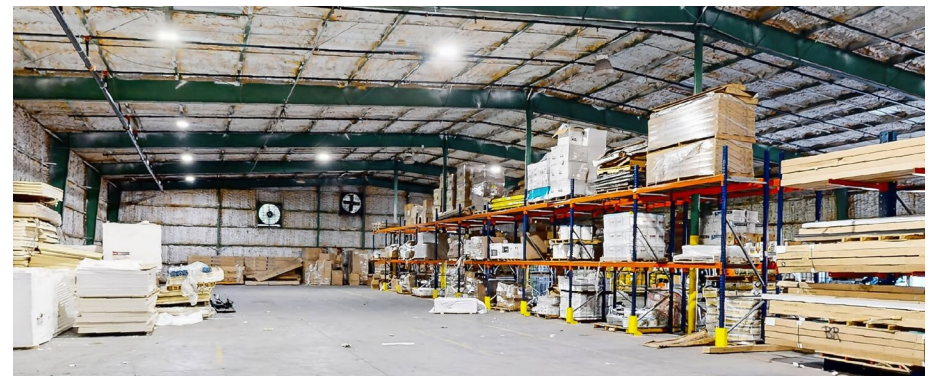
Source: CoStar / LoopNet, 2025 estimates. Figures from third-party data providers and subject to verification.



PROJECT GALLERY

# Interior Spaces

360°



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PROJECT GALLERY

# Exteriors Spaces

360°



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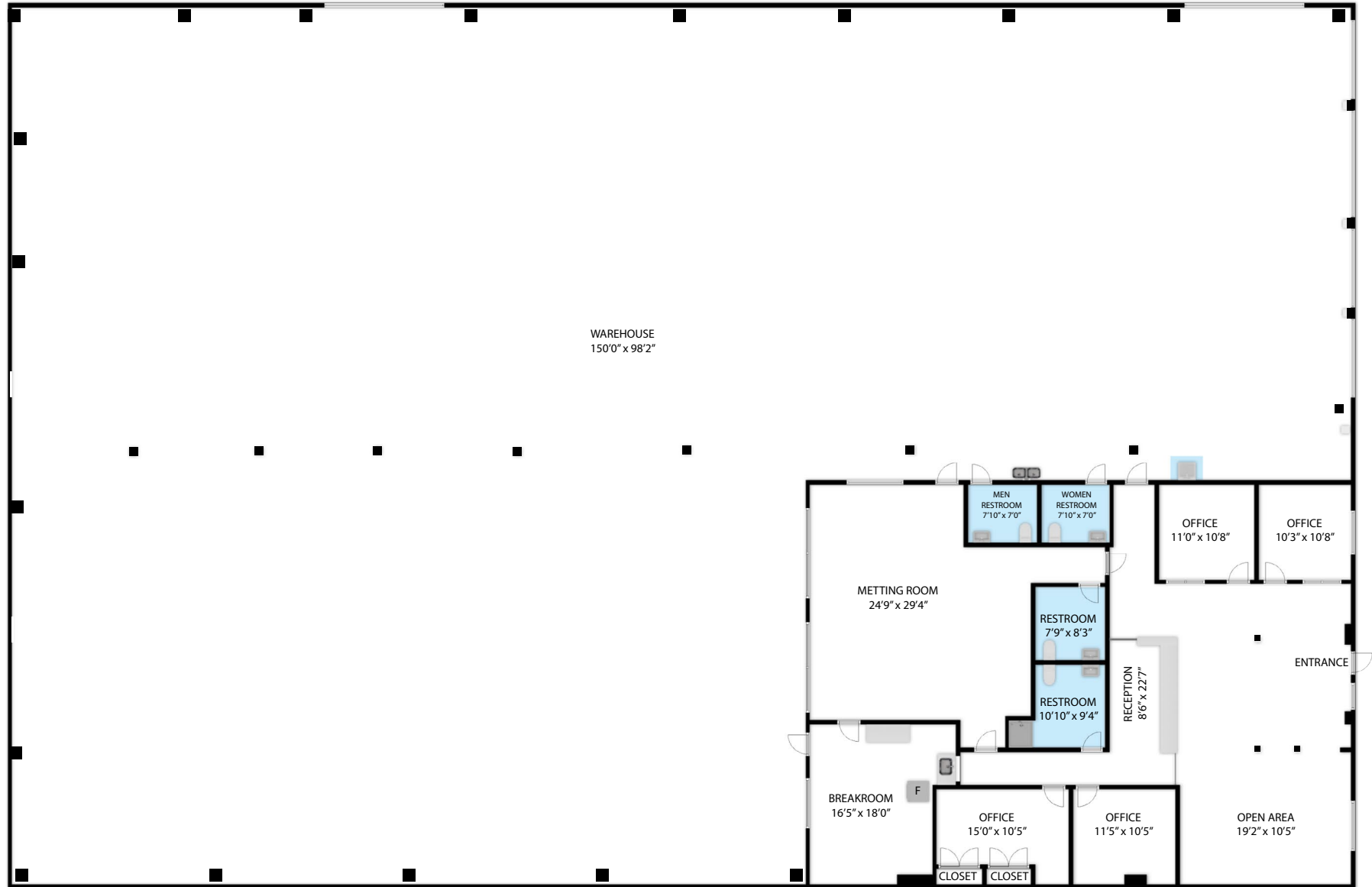
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FLOOR PLAN

# Property Layout

360°





## Let's Connect

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