

1801 BRADFORD AVENUE

LEESBURG, FL 34748

±240,000 SF AVAILABLE

FREEZER AND COLD STORAGE & OUTDOOR STORAGE / TRAILER STORAGE



PROPERTY HIGHLIGHTS

DRY STORAGE RATE
NEGOTIABLE

TOTAL WAREHOUSE
±240,000 SF

TOTAL ACREAGE
14.0 AC

LOADING DOORS
(12) DOCK DOORS
(3) GRADE DOORS

COLD STORAGE RATE
NEGOTIABLE

OFFICE SF
1,500 SF

CLEAR HEIGHT
26'

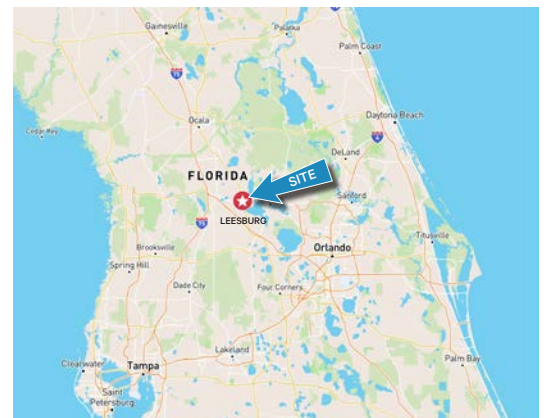
6 STORAGE ROOMS
Temperature-controlled
Cooler or Freezer

PARKING SPACES
25 SPACES

TRAILER PARKING
±1.5 AC

ELECTRICAL
2400AMPS 480V
3-PHASE

REFRIGERATION
Ammonia



CONVENIENT ACCESS TO SR 44 AND HWY 27



Why Leesburg?

- ✦ Near Minutes to I-75, Florida Turnpike, US-27, & 441
- ✦ Minutes to the Villages & Brownwood, one hour to Orlando
- ✦ Service Capability to Orlando, Tampa, Miami, Jacksonville, & Atlanta

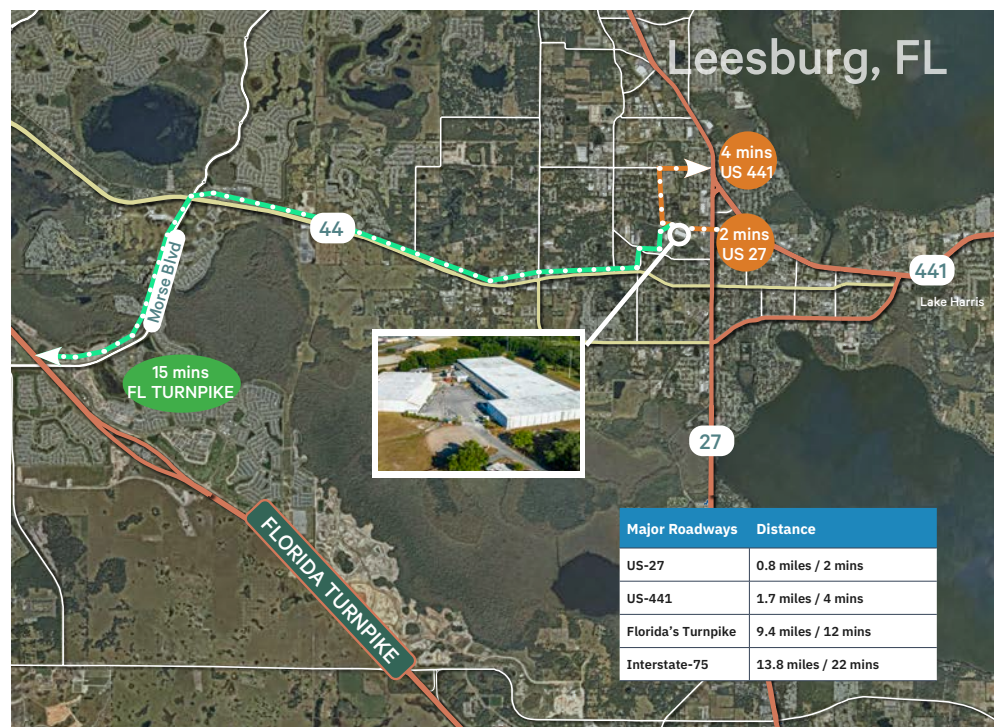
- ✦ A central commercial hub for Lake County, Leesburg attracts many commuters, creating a dynamic local economy conducive to logistics and distribution operations.

Strategic geographic location:

Central Florida hub: Leesburg is located just 45 minutes from Orlando and 80 minutes from Tampa, placing it in one of Central Florida's most critical logistics corridors.

Highway connectivity: The city is conveniently located near major transportation routes, including U.S. 441 and Interstate 75. This provides excellent connectivity to distribution networks across the state.

Market access: From Leesburg, logistics businesses have easy access to the large consumer markets of Orlando and Tampa, as well as the entire southeastern United States. The city also benefits from its role as a regional commerce center for Lake County, with 50,000 people commuting there for work on weekdays



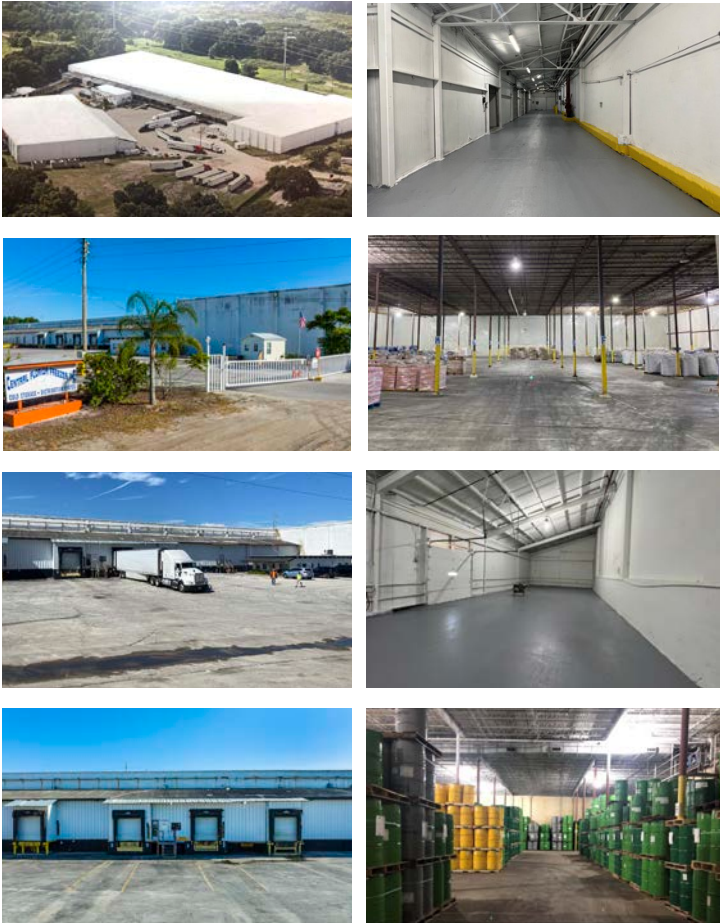


PROPERTY SUMMARY:

This 240,000-sf cold storage warehouse has six (6) different temperature-controlled rooms with the ability to be either freezer or cooler in any of them. It features enclosed, insulated dock space, 26-foot clear height throughout, LED lighting, a large truck parking area, twelve (12) dock high doors, and three (3) drive-up doors. The refrigerant used in the warehouse is ammonia, and the power source is 480v 3-phase with 2,400 amps supplied from the City of Leesburg.

FACILITY SPECIFICS

Loading Doors	- Fully Enclosed And Insulated - Very Well Lit - Twelve (12) Dock-High Doors - Three (3) Sealed Roll-Up Grade Level Doors
Electrical Power	- Incoming Voltage Is 7200 At 1200 Amp 3 Phase Delta (Y) - Power Is Connected To The City Of Leesburg Power Grid (With A Guarantee That Facility Will Be A Priority If Power Is Lost Due To A Storm Or Other Natural Disaster)
Additional Equipment	- Six (6) Double Pallet Capacity Crown 4500 Series 36 Volt Pallet Jack (All In Working Condition) - Two (2) 5000 Lb. Capacity Nissan Forklifts - Propane Powered - One (1) Raymond Stand-Up Lift Three Stage Mast 36 Volt Power Batteries - One (1) Jlg Scissor Lift - 24 Volt Model 46e





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