



7,614 SF Flex Building

377 HIGHWAY 40 W

Inglis, FL 34449

\$600K

PRICE

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**CENTURY 21
COMMERCIAL**
J W Morton Real Estate, Inc.

Century 21 JW Morton Commercial

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PRESENTED BY



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Executive Summary

377 HIGHWAY 40 W · Inglis, FL 34449

 ASKING PRICE
\$600,000

 PRICE/SF
\$78.80

Century 21 JW Morton exclusively presents the opportunity to acquire a 7,614 SF flex-industrial facility and adjoining 2.5-acre assemblage in Inglis, Florida, consisting of an improved industrial parcel and an adjacent 1.25-acre corner parcel zoned C-1 Neighborhood Commercial.

Originally constructed in 1981 for A&N Corporation (now ANCORP), the facility was purpose-built for industrial operations and features an oversized industrial-grade concrete slab, 480-volt three-phase power, loading dock with overhead door, approximately 25 adaptable rooms, five bathrooms, a kitchen, and telecommunications infrastructure.

The combination of Industrial and C-1 zoning supports a wide range of uses, including manufacturing, fabrication, warehousing, distribution, contractor operations, storage, service businesses, showroom space, and multi-tenant occupancy.

Positioned at the northern gateway to Florida's Nature Coast, the property offers approximately 660 feet of combined road frontage and strategic access to the Tampa, Ocala, Gainesville, and North Florida markets. Located approximately 5.4 miles from the future Suncoast Parkway Red Level Terminus and supported by projected Levy County population growth of approximately 20% by 2040, this represents a rare opportunity to acquire an industrial-grade flex asset offering robust infrastructure, dual-zoning flexibility, commercial development potential, and improving regional accessibility within a growing Gulf Coast corridor.

PROPERTY DATA

Building SqFt	7,614 SqFt
Year Built	1981
Lot Size (SF)	108,900.00 SqFt
Zoning Type	IND & C-1
County	Levy
Frontage	660.00 Ft
Coordinates	29.035821,-82.679251

Investment Highlights

- Industrial-flex asset featuring dual zoning, 480-volt three-phase power, extensive frontage, and adaptable functionality positioned along Florida’s Nature Coast.
- Leasing pro forma projects an estimated 8.09% annual cap rate based on projected stabilized occupancy and market rental assumptions.
- 7,614 SF flex-industrial building situated on approximately 2.5 acres with a combined 660 feet of frontage, including approximately 330 feet along CR 40 and an additional 330 feet along a secondary roadway.
- One of the few industrial-zoned properties within Inglis, the facility features an oversized industrial-grade concrete slab designed for heavy operational use.
- Flexible interior configuration includes approximately 25 adaptable rooms suitable for offices, conference space, storage, operations, or light manufacturing, along with five bathrooms (including three with showers), a kitchen, and a loading dock with overhead door supporting freight access and material handling.
- Highly versatile facility suitable for fabrication or machine shop operations, warehouse/distribution use, contractor operations, cold storage, creative workspace, showroom, maker space, or potential multi-tenant occupancy.

KEY METRICS

 Asking Price	\$600,000
 Price/SF	\$78.80
 Building SF	7,614 SqFt
 Year Built	1981
 Pro-Forma NOI	48,546
 Pro Forma Cap Rate	8.09%
 Pro Forma EGI	\$60,000

Location Highlights

- Situated along Florida's Gulf Coast within the Gainesville MSA (\$17.7 billion GDP in 2023), this flex-industrial asset offers strategic regional access to the Tampa Bay and Ocala metropolitan areas.
- Well positioned as a potential logistics and staging hub for Florida's Gulf Coast and North Florida markets, providing gateway connectivity to major population and transportation corridors.
- Strategic Gulf Coast location near the future Suncoast Parkway Red Level Terminus (estimated completion 2026–2027), which is expected to enhance regional accessibility and improve access to Tampa International Airport.
- The University of Florida Bureau of Economic and Business Research projects Levy County population growth of approximately 20% by 2040, supporting continued long-term demand for industrial, flex, logistics, and service-oriented commercial space.



LOCATION

ADDRESS	377 HIGHWAY 40 W
CITY	Inglis
STATE	Florida
ZIP CODE	34449
COORDINATES	29.035821, -82.679251

AIRPORTS

Ocala International Airport	29.3 mi
Crystal River/Captain Tom Davis Field Airport	13.0 mi
Marion County Airport	18.9 mi
Tampa International Airport	85.4 mi

HIGHWAYS

US 19; US 98	0.7 mi
Suncoast Boulevard	1.0 mi
West H C R Limestone Trail	4.6 mi

7,614 SF FLEX BUILDING

Gulf Hammock
State Wildlife...



98

Happy Harbor Seafood



Yankeetown

Inglis

98

Cross Florida
Greenway
- Inglis

PEACEFUL A

Creek Beach



Florida Maine Co

29.0358°N, 82.6793°W

377 Highway 40 W. Inglis, FL 34449

**7,614 SF Flex Space
1.25 Acres
Industrial Zoning**

**1.25 Acres
Neighborhood Commercial
Zoning**



SUNCOAST PARKWAY 2 (SR 589)

(Turnpike System Facility)



377 Hwy 40 W. Inglis, FL
5.4 Miles to Suncoast
Parkway Red Level
Terminus

Red Level Terminus to
Tampa International Airport
Approx. 1 HR 10 MIN Drive
(Approx. 80 miles)

Suncoast Parkway
Phase 3B Est. Completion
Q4 2026 - Q4 2027
(Red Level Terminus)

377 Hwy 40 W. Inglis, FL to
Tampa International Airport
Approx. 1 HR 20 MIN Drive
(Approx. 85 miles)



0.7 Miles to Signalized Corner
US 19/98 & CR 40
2024 AADT 19,500



377 Highway 40 W. Inglis, FL 34449





Gallery Page 1



Market Overview

Market Overview

Inglis, Florida is a strategically positioned Gulf Coast community located along U.S. Highway 19/98 at the northern gateway to Florida’s Nature Coast region. The area benefits from regional traffic exposure between Crystal River, Dunnellon, Ocala, and Florida’s Big Bend corridor, while also drawing strong tourism and outdoor recreation demand tied to boating, fishing, ATV activity, manatee tourism, and nearby waterfront destinations.

The Suncoast Parkway Red Level Terminus, currently estimated for completion between Q4 2026 and Q4 2027, will be located approximately five miles from Inglis and is expected to enhance connectivity between the Tampa Bay metro, Levy County, and the Gainesville MSA’s 359,000 residents. Supporting regional growth, the University of Florida Bureau of Economic and Business Research projects Levy County population growth of approximately 20% by 2040.

Recent investment activity in nearby Yankeetown includes the \$2.7 million acquisition of the Old Florida RV Resort & Yacht Club. This is in addition to new self-storage development currently under construction adjacent to this asset, further evidencing increasing investor interest and commercial expansion throughout the corridor and surrounding Nature Coast region.



KEY FACTS

Population	1,325
Area	3.7 sq mi
Elevation	52 ft
County	Levy County
State	Florida

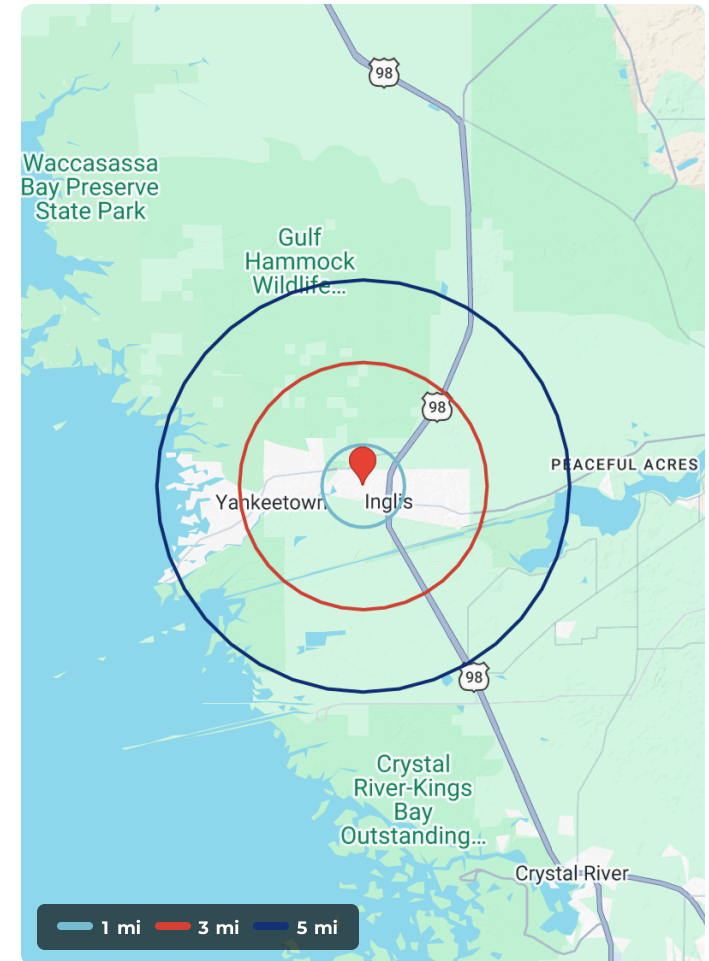
DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	1,389	Population	3,418	Population	4,409
Median HH Income	\$61,235	Median HH Income	\$56,197	Median HH Income	\$54,019
Households	671	Households	1,618	Households	2,054

Source: ESRI / ArcGIS Business Analyst

Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,179	2,958	3,689
2010 Population	1,080	2,754	3,477
2025 Population	1,389	3,418	4,409
2030 Population	1,485	3,617	4,666
2025-2030 Growth Rate	1.35 %	1.14 %	1.14 %
2025 Daytime Population	1,258	2,816	3,548
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	559	1,356	1,662
2010 Total Households	503	1,269	1,572
2025 Total Households	671	1,618	2,054
2030 Total Households	716	1,720	2,188
2025 Avg. Household Size	2.06	2.09	2.13
2025 Owner Occupied Housing	514	1,293	1,635
2030 Owner Occupied Housing	570	1,420	1,800
2025 Renter Occupied Housing	157	325	419
2030 Renter Occupied Housing	146	300	388
2025 Vacant Housing	91	497	661
2025 Total Housing	762	2,115	2,715
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	88	226	293
\$15,000-\$24,999	82	169	220
\$25,000-\$34,999	77	199	262
\$35,000-\$49,999	42	163	207
\$50,000-\$74,999	222	359	435
\$75,000-\$99,999	61	198	247
\$100,000-\$149,999	80	221	284
\$150,000-\$199,999	13	31	37
\$200,000 or greater	6	52	69
Median HH Income	\$61,235	\$56,197	\$54,019
Average HH Income	\$60,533	\$65,847	\$65,968



\$61,235
MEDIAN HH INCOME (1-MI)

\$60,533
AVG HH INCOME (1-MI)

76.6%
OWNER OCCUPIED (1-MI)

23.4%
RENTER OCCUPIED (1-MI)

11.9%
VACANCY RATE (1-MI)

1.35 %
2025-2030 GROWTH (1-MI)

Source: ESRI / ArcGIS Business Analyst

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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONTACT THE CENTURY 21 JW MORTON COMMERCIAL ADVISOR FOR MORE DETAILS.