



## Office Warehouse Bldg

301 S. Richey Rd, Leesburg, Lake Co, FL 34748

**LOOK!!!  
Reduced over  
\$30,000**



**One side for your business &  
One side helps make the mortgage payment!**

### For Sale \$399,000 or \$32.00 psf

- Office Warehouse Bldg, All Heated & Cooled
- 1 Block off Main St / SR 44
- 12,480 SF Metal Bldg / 2 Units
- Lot size 143'X133' / 33,319 SF
- 20+ parking spaces
- Zoned C-3
- Alt Key # 2581981
- 3% Co-Broke

**1 Unit Leased to National Tenant  
at \$2,500 per month**

**2nd Unit 7,600 SF Available for  
Owner or Tenant**

**Close to I-75, Florida Turnpike, US 27 & 441**

**Shown by appointment only**

**Owner said "bring me an Offer!!"**



## GRIZZARD

COMMERCIAL REAL ESTATE GROUP

Call Danny Tatro 352-408-2282 or Jim Miller, CCIM, ALC 352-504-0070

1300 W. North Blvd., Leesburg FL 34748

[WWW.GrizzardCommercial.com](http://WWW.GrizzardCommercial.com)

# Close to I-75, Florida Turnpike, US 27 & 441



**12,480 SF Office Warehouse**



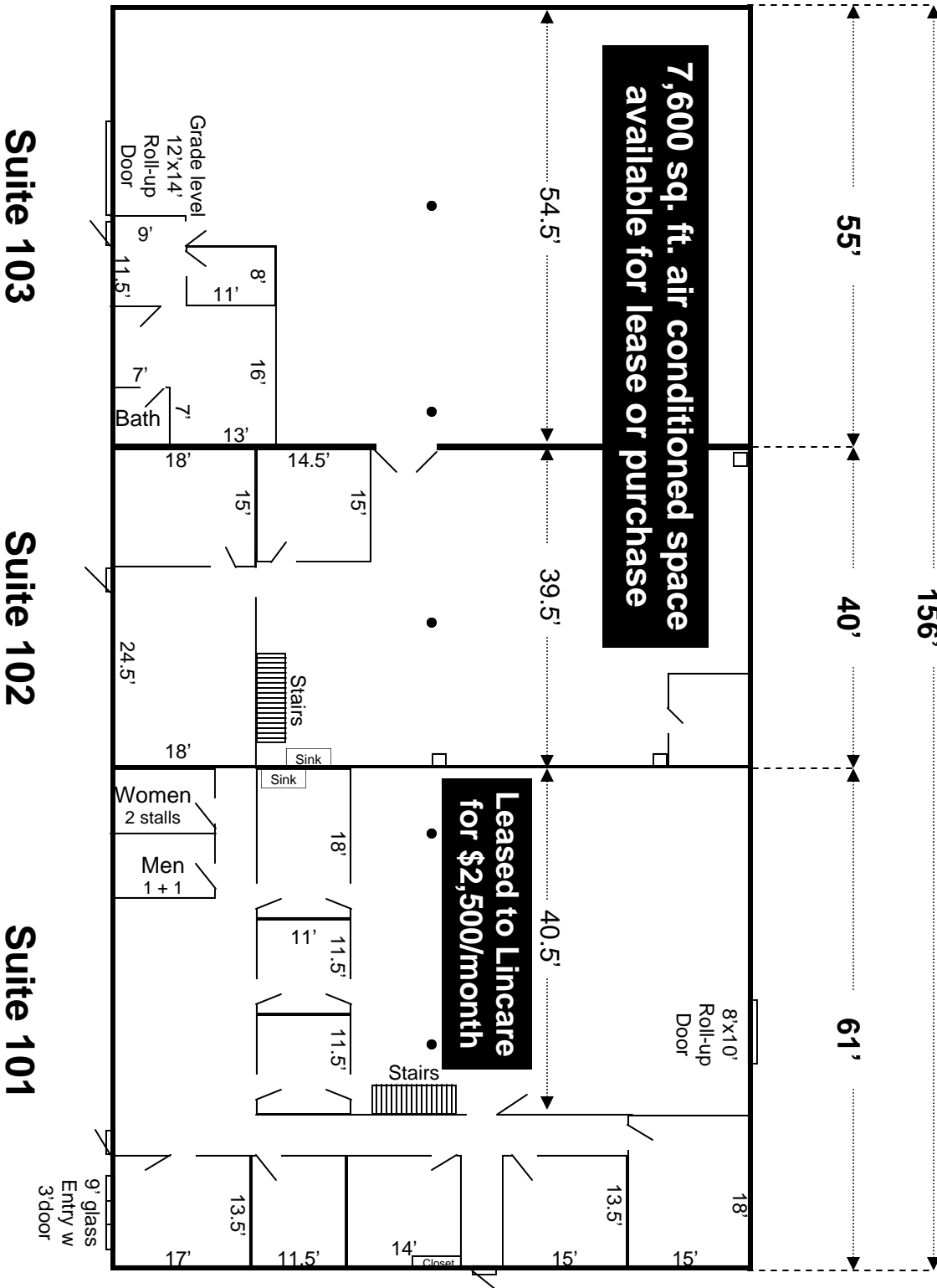
**GRIZZARD**  
COMMERCIAL REAL ESTATE GROUP



***Great Central Florida Service Location!***

# 301 S. Richey Rd.

12,480 s.f. + 3,000 s.f. 2nd Floor office/storage  
 16' ceiling w 14' eave height, 5 posts 25' apart  
 80'



Roughly to scale 1" = 20'