

3285 Northeast Parkway

Brooksville-Tampa Airport Industrial Park | 16,000 SF



Listed By

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Property Summary

Welcome to this 16,000 square foot industrial building located in the Brooksville-Tampa Bay Regional Airport & Industrial Park just off Spring Hill Dr. The property has ~425 FT of frontage exposure to Spring Hill Dr which sees 13,800 vehicles per day. The building is split into two even sides of 8,000 SF each. The front half contains 6,000 SF of air-conditioned warehousing space with two 14 FT wide roll-up doors and a restroom, 2,000 SF of office space with five private offices and two restrooms, and an additional 2,000 SF second story above the office space which can be used for additional offices or storage. The second half of the building is 8,000 SF of non-climate controlled area with an 18 FT wide roll-up door. Ceiling heights on both sides of the building from the center to beam are 21'5". Surrounding the building is a chain link fence with a gate for access and security.

About the Brooksville-Tampa Bay Regional Airport & Industrial Park

The Brooksville-Tampa Bay Regional Airport & Industrial Park is home to over 150 companies that are complimentary to one another. Many of them operate in the manufacturing sector in both the aeronautical and non-aeronautical industries. Next to the Flight Academy, a new campus is in development which aims to provide training in-demand skills. This airport provides towered airspace without the added congestion of commercial traffic in one of the fastest-growing counties in Florida, making it a highly desirable place to bring your company.

Highlights

- Well-maintained building with ample office space, climate controlled and non-climate controlled warehousing space
- Direct Frontage exposure to Spring Hill Dr which sees 13,800 vehicles per day
- Larger than the typical size of other industrial buildings located within the airport & Industrial park

Location Information

Site Address	3285 Northeast Parkway
City, State, Zip	Brooksville, FL 34604
County	Hernando

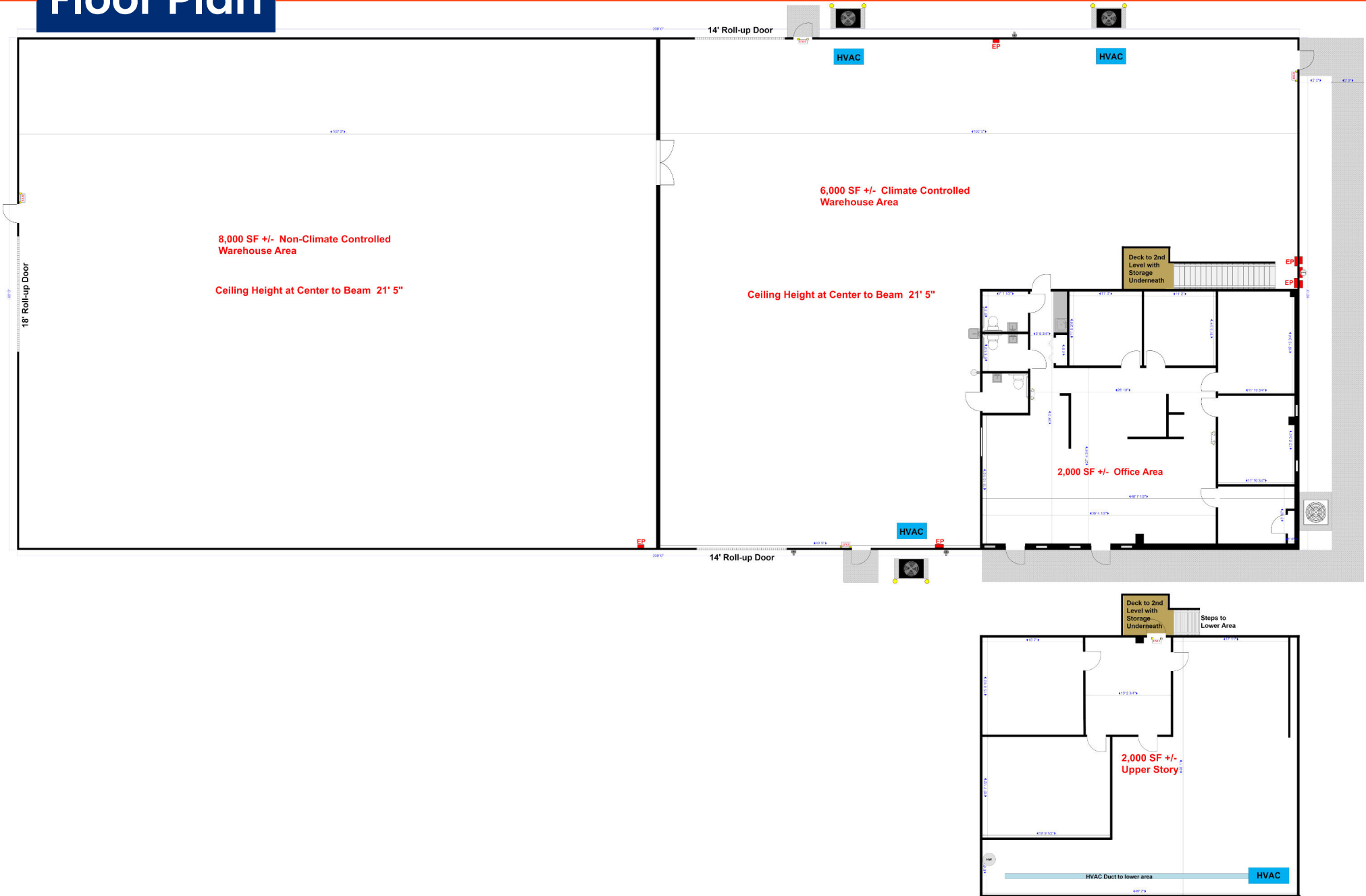
Property Information

Property Type	Industrial
Parcel Key #	1738613
Zoning	PDP (Heavy Industrial)
Lot Size	2.24 Acres or 97,706 SF
Frontage Feet	~425 FT on Spring Hill Dr
Traffic Counts	13,800 AADT on Broad St
Taxes (2022)	\$14,129.99
Price	\$1,600,000
Current Annual Ground Lease Amount	\$7,816.44

Building Information

Building Size	16,000 SF
Areas	14,000 SF Warehouse, 2,000 SF Office, 2,000 SF 2 nd Floor
Year Built	1999
Ceiling Height	21.42 FT
Parking	14 Striped plus open areas
Features and Amenities	3 Phase Electric Air conditioning 3 roll-up doors

Floor Plan



Land ID Access



View the map [here](#)

3D Tour Link

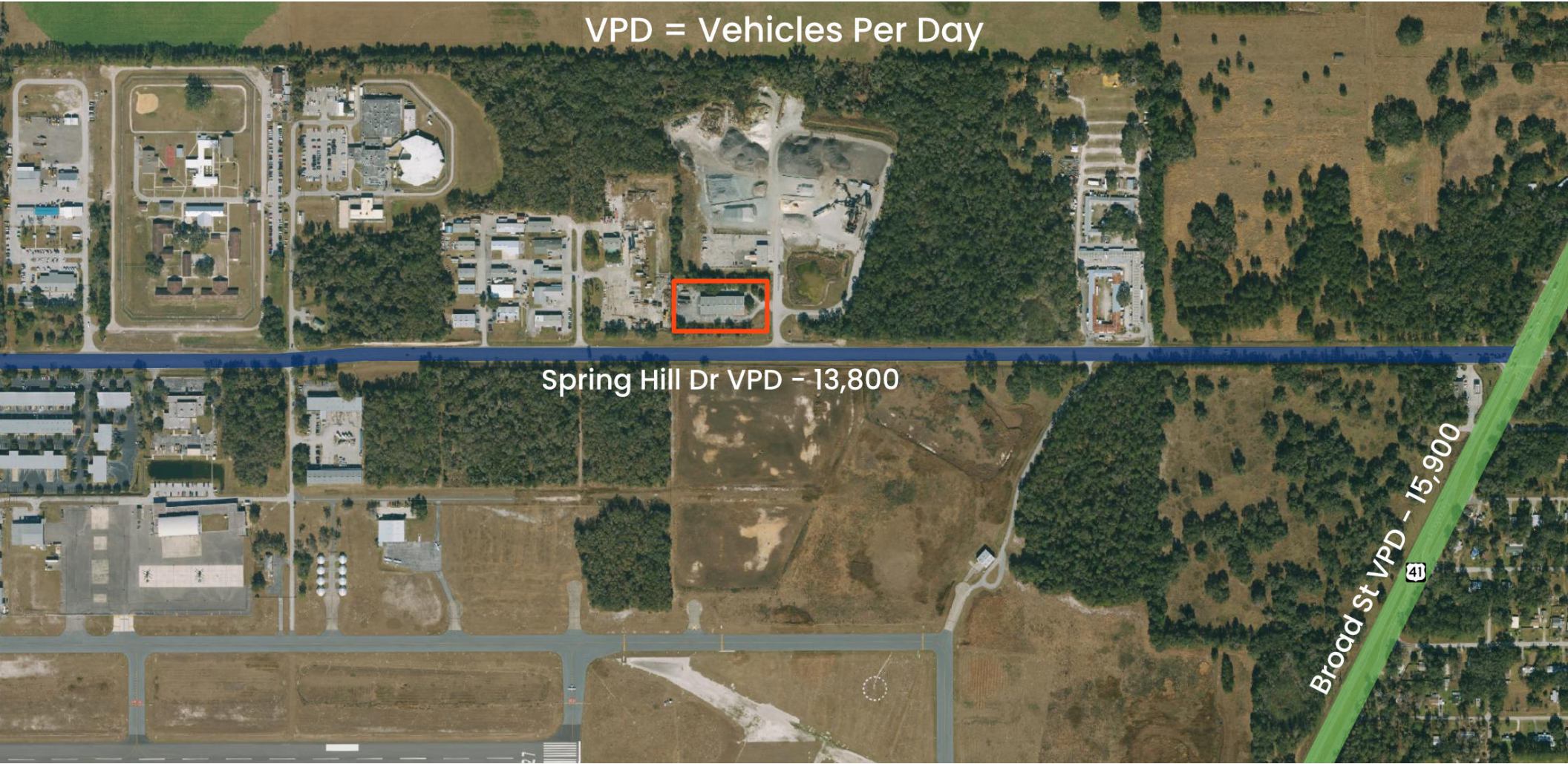


View the tour [here](#)

Trade Area Map



Traffic Map

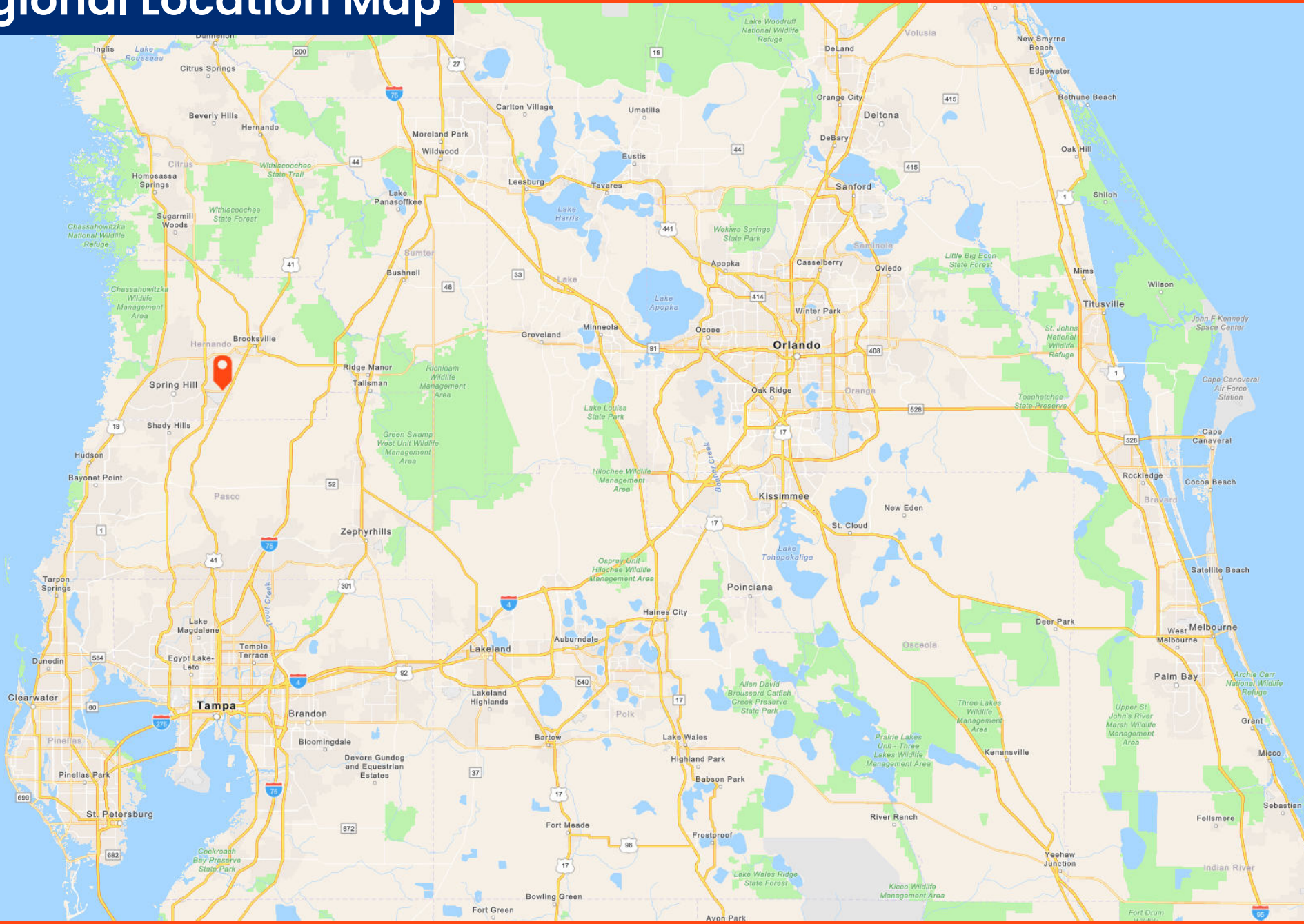


VPD = Vehicles Per Day

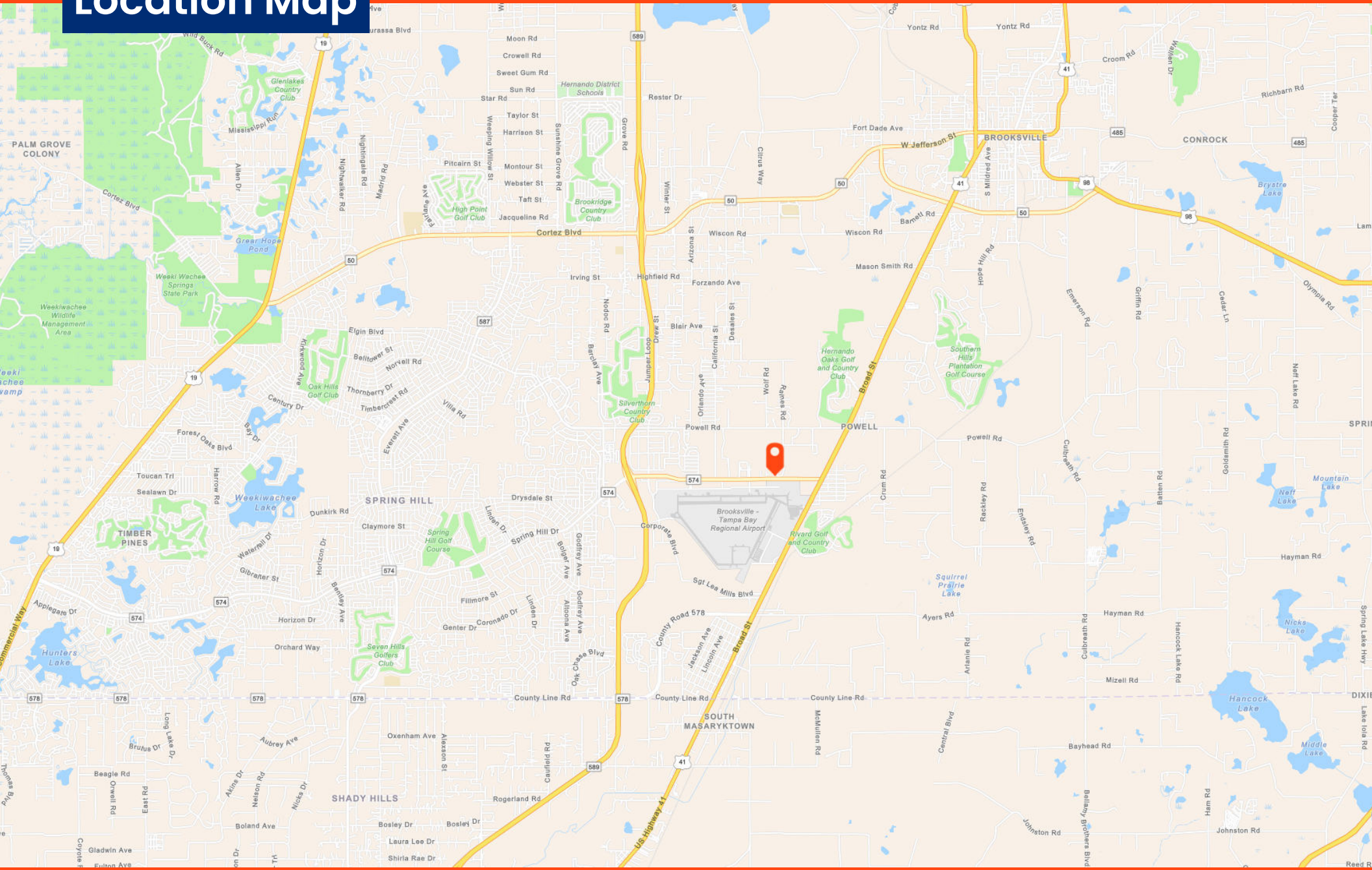
Spring Hill Dr VPD - 13,800

Broad St VPD - 15,900

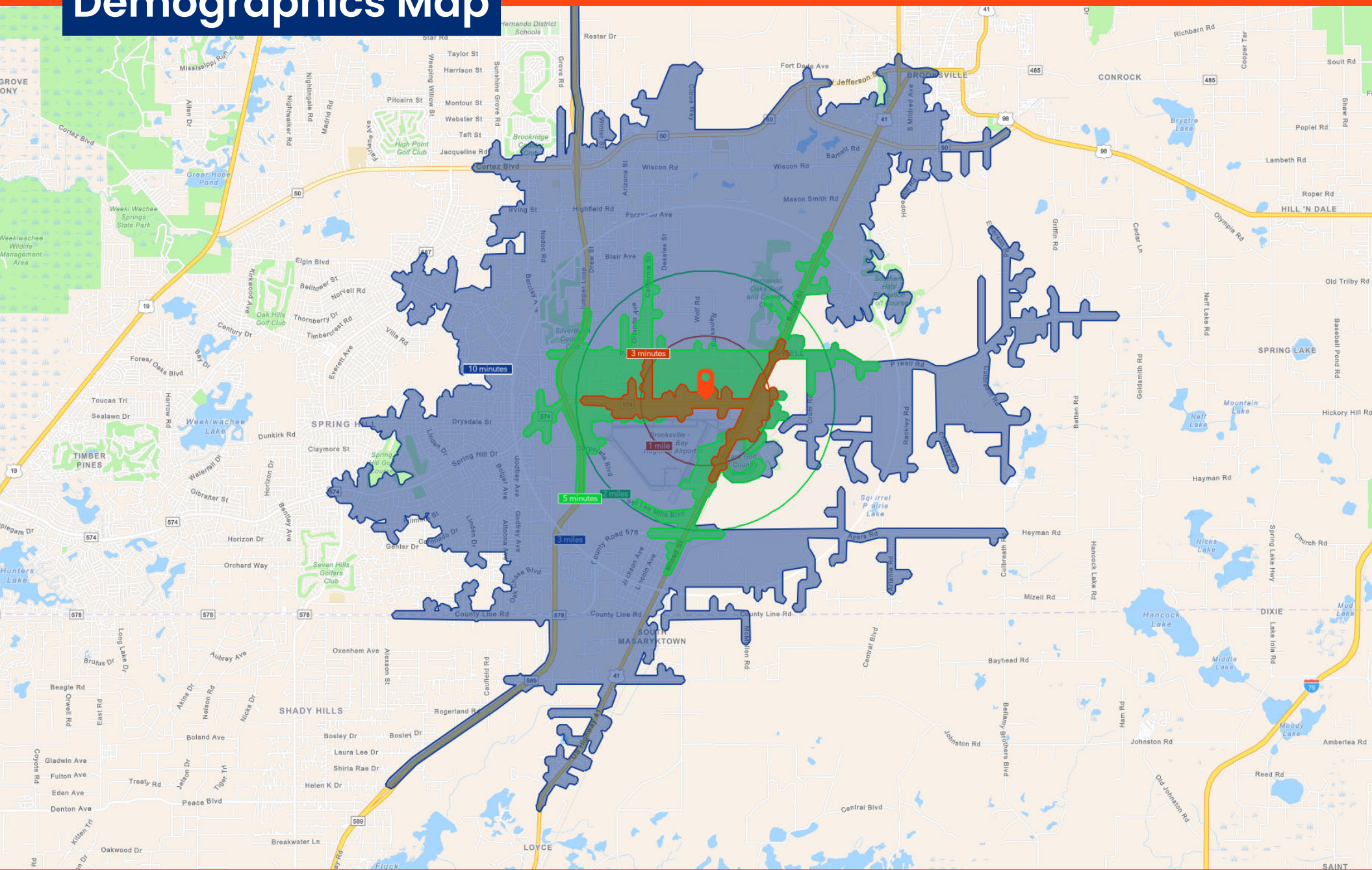
Regional Location Map



Location Map



Demographics Map



Drive Time	3 Minutes	5 Minutes	10 Minutes	1 Miles	2 Miles	3 Miles	Hernando	Florida
Population Data								
Total Population	1,440	4,067	44,102	1,509	4,970	14,877	202,880	22,381,338
Households	117	1,184	16,842	153	1,582	5,712	83,439	8,909,543
Average Household Size	3.1	2.51	2.54	2.74	2.45	2.41	2.41	2.46
Owner Occupied Housing	104	1,072	13,399	136	1,408	4,762	67,213	5,917,802
Renter Occupied Housing	13	112	3,443	17	174	950	16,226	2,991,741
Median Age	36.6	42.6	45.3	36.8	42.9	45.4	51	42.9
Income Data								
Median Household Income	\$79,638	\$87,991	\$67,365	\$79,707	\$84,152	\$76,311	\$58,359	\$65,081
Average Household Income	\$142,789	\$119,693	\$88,811	\$142,790	\$116,636	\$99,892	\$80,935	\$97,191
Per Capita Income	\$18,068	\$35,348	\$33,910	\$19,319	\$36,046	\$37,096	\$33,331	\$38,778
Business Data								
Total Businesses	96	255	1,759	114	259	581	6,201	1,049,923
Total Employees	1,686	3,781	16,038	1,679	3,983	6,382	54,314	9,507,215

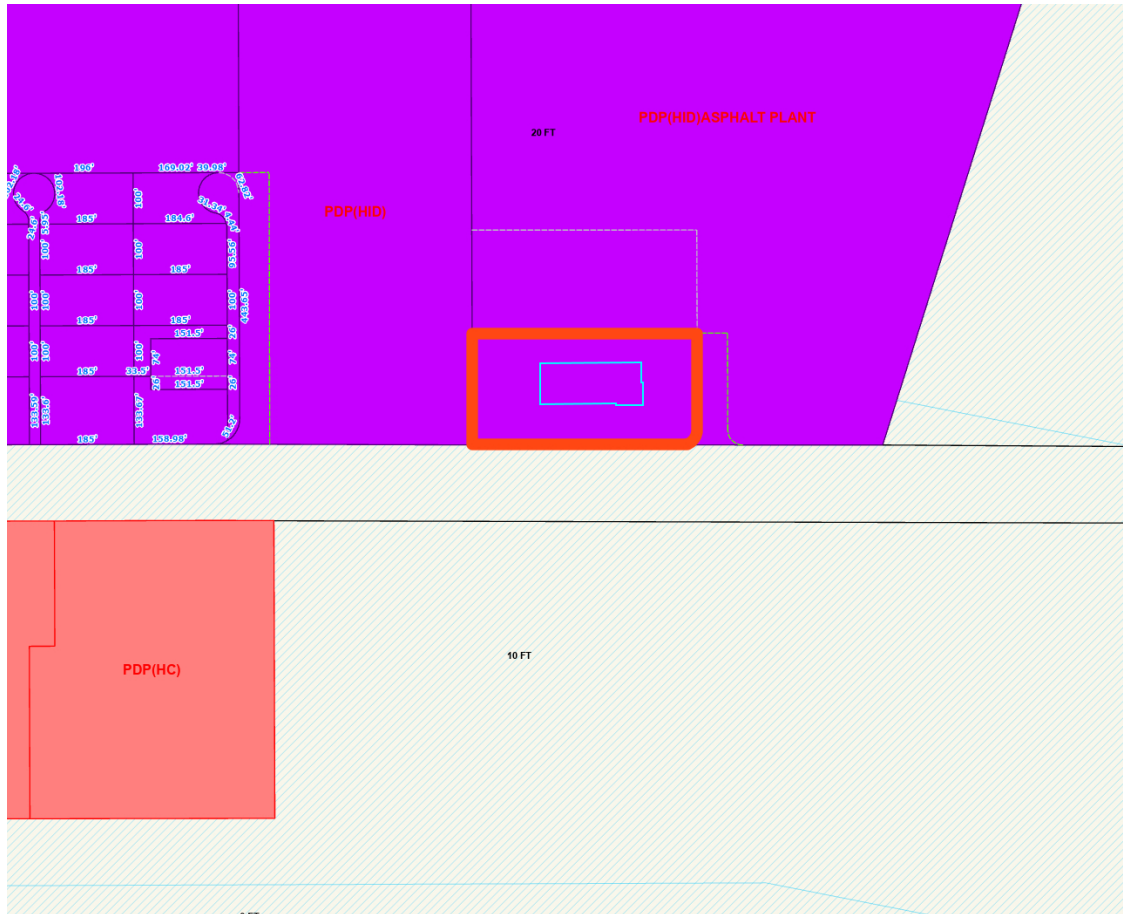
Key Highlights:

- Within a 1-mile radius, average household income is higher than the Hernando County Average
- There 1,759 businesses within a 10-minute drive



Property Aerial



Zoning Classification



Zoning Key

-  PDP Heavy Industrial
-  PDP Heavy Commercial

Future Land Use



Future Land Use Key

■ Planned Development









Robert Buckner

Broker/Owner

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Office: 352 796 4544 | Cell: 352 238 6930

About & Experience

Robert has been the broker-owner of Buckner Real Estate since 1987. He is the sixth generation of his family to reside in Hernando County, Florida. Over 35 years of experience and integrity in all aspects of real estate brokerage, and he established a company that endeavors to provide superlative professional service, advice and assistance to clients. Robert is an avid golfer, hunter and Florida Gator fan.

Education & REALTOR® Involvement & Awards

- Attended the University of Florida and graduated from St. Leo University Cum Laude with a BA degree in Business Administration
- Member of National Association of REALTORS®, Hernando County Association of REALTORS® and past District Vice-President of the Florida Realtors®
- 1989 President of Hernando County Association of REALTORS®, 2012 Realtor of the Year Award and 2-time recipient of the Civic Achievement Award
- Numerous courses in commercial real estate investment and appraisal technique

Current Board Involvement

- 2022-2024 President of Gator Boosters, Inc.
- Hernando Progress, Inc.
- Brooksville Vision Foundation, Inc.
- Hernando County Business Alliance

Buckner Real Estate, Inc.

11 N Main Street
Brooksville, FL 34601



Charles Buckner

Senior Associate

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About & Experience

Charles marks the seventh generation of his family to live in Hernando County. From having grown up right here in Brooksville, he credits his first real estate interests stemming from the time spent with his father, Robert Buckner, hunting and picking oranges on the local land from a young age. Charles went on to earn his real estate degree from the University of Central Florida and his Master's in Real Estate from the University of Florida. He has since moved back to Brooksville and utilized much of what he learned to spearhead the brokerage's new look and features that are seen in use today. Charles is a devoted gym-goer and greatly enjoys the aquarium hobby.

Education

- BSBA in Real Estate, University of Central Florida
- Master of Science in Real Estate, University of Florida

Community Involvement

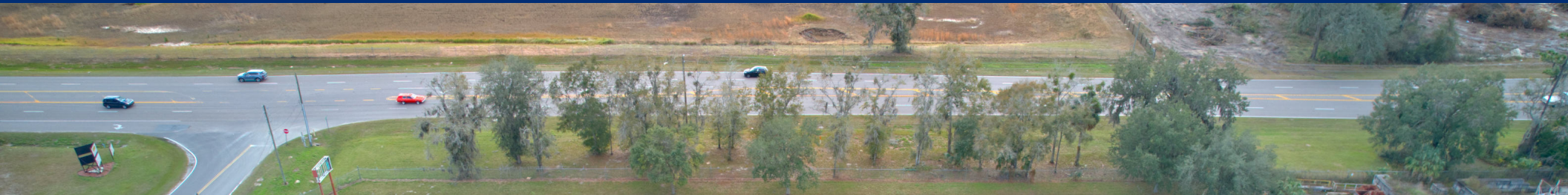
- Board Member, The Ederington foundation
- Member, The Murray Family Foundation
- Member, Hernando County Chapter of the Coastal Conservation Association

Focus Areas

- Land Brokerage
- Commercial Brokerage and Leasing

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