Brooksville Industrial Park

Chambord St | For Lease | Modified Gross









Listed By

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Buckner
REAL ESTATE, INC.

Location Information - North & South Buildings

Site Address	13401 - 13499 Chambord St
City, State, Zip	Brooksville, FL 34613
County	Hernando

Property Information

Property Type	Industrial & Warehouse
Parcel Key #	998889 & 998987
Zoning	PDP (Highway Commercial)
Lot Size (Acres)	(N) 3.65 & (S) 3.03
Frontage Feet	(N) 600 FT & (S) 500 FT
Price	**See Page 5**

Building Information

Space Available	See Page 5
Year Built	1988
Ceiling Height Range	Approximately 12-15 FT
Parking	(N) 95 (S) 91 Shared
Features and Amenities	Monument Sign
	Water Included

Property Summary

Brooksville Industrial Park is a well-maintained commercial flex industrial complex offering versatile units suitable for a wide range of business uses. Located in a highly active area of Brooksville, just off the main roadway, the park provides convenient access without the congestion of direct highway frontage.

Most units feature a functional combination of office space and warehouse area, serviced by 10-foot roll-up doors and generous ceiling heights to accommodate storage, light manufacturing, or distribution needs. Detailed floor plans are available.

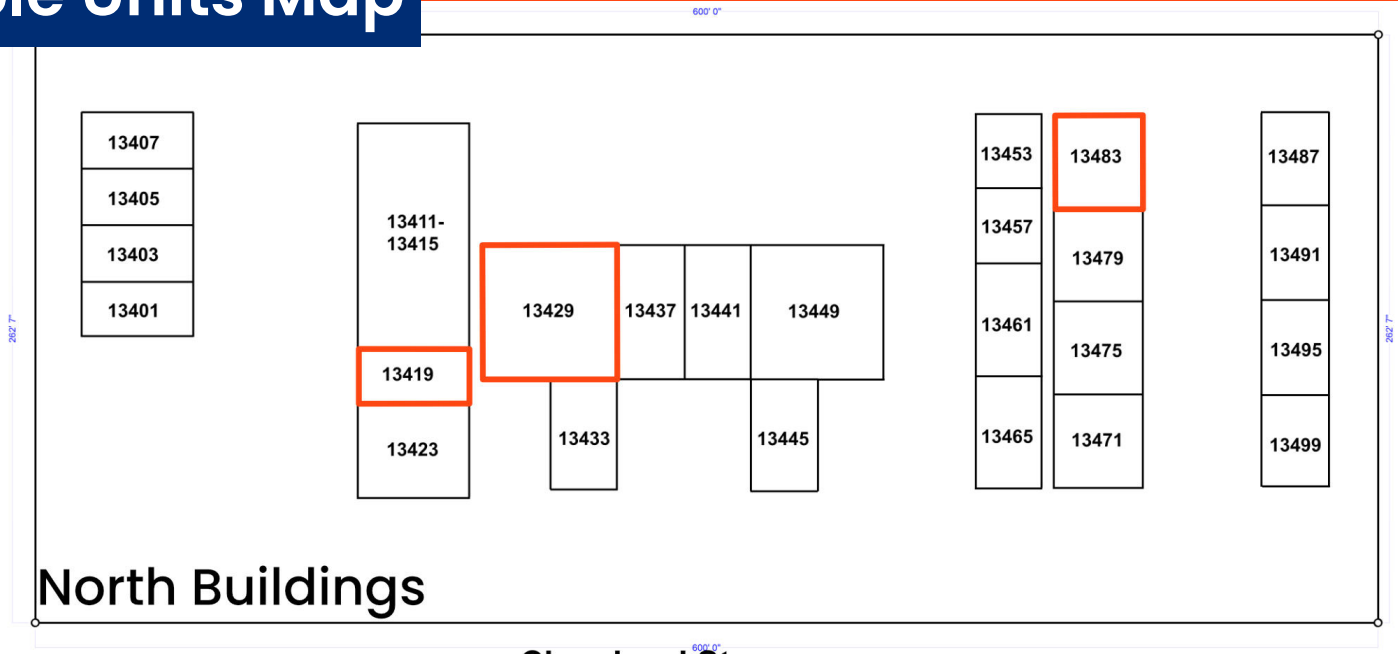
Flexible modified-gross lease terms are offered with a one-year minimum term, water is included. Comparable industrial units of this size and type are in very limited supply within Hernando County. Do not delay! Floor plans, pictures, and 3D tours are available for each of the units.

Highlights

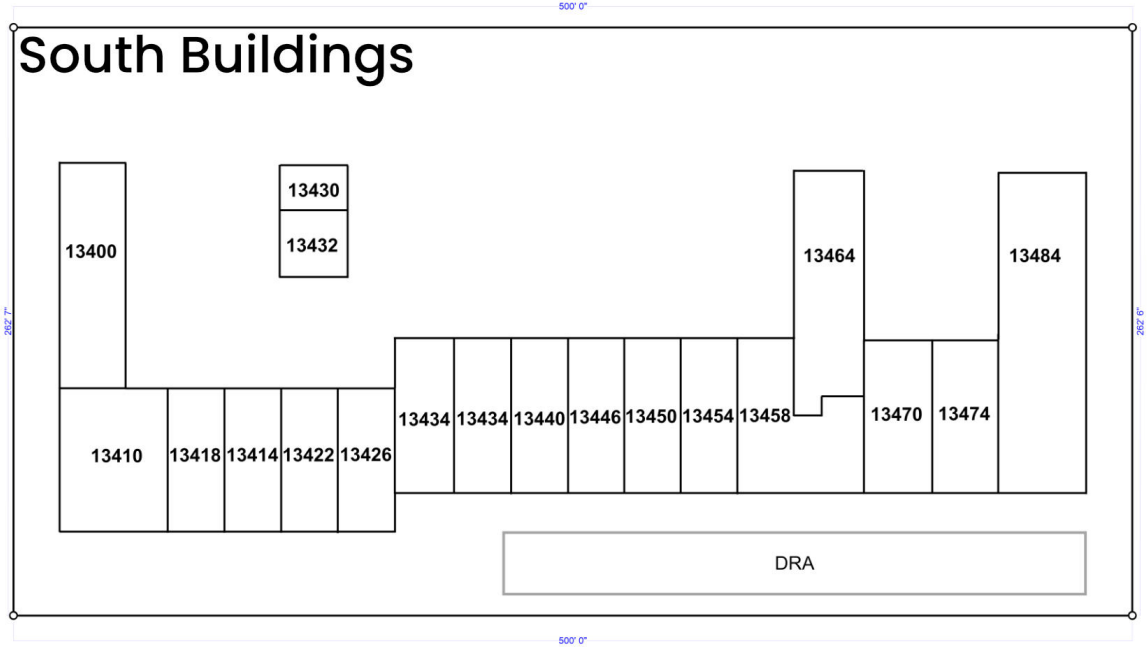
- Sign monument available for use on Chambord Street
- Active and complementary wide mix of users within the park
- Near the Suncoast Parkway with ~42-minute drive to Tampa



Available Units Map



Chambord St.



Lease Information Overview

Lease Type	Modified Gross	**Lease Term**	1 Year Minimum
Available Space	1,230-3,630 SF	**Lease Rates**	See Below

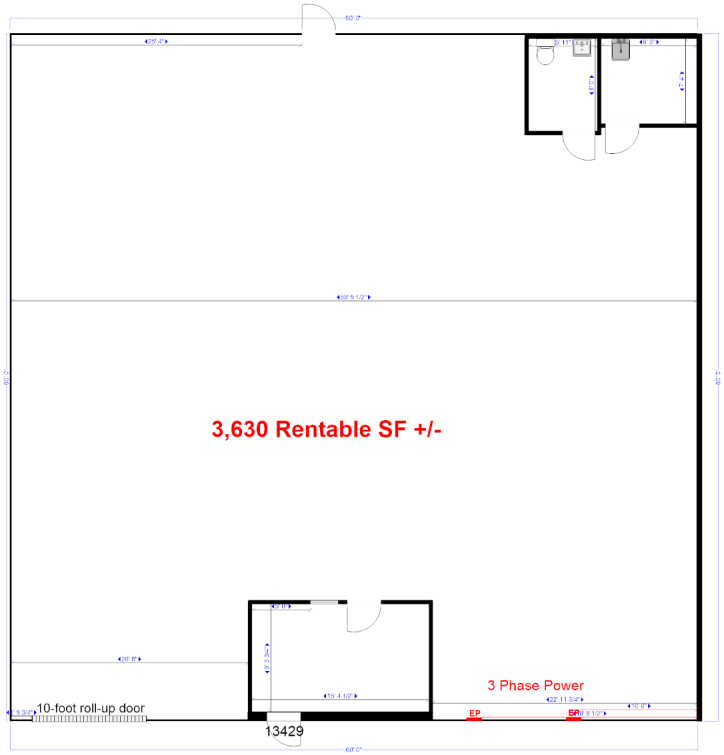
Available Spaces

Unit #'s	Unit Square Feet	$/SF/YR	Base Monthly Rent	Date Available
13429	3,630	$14	$4,235	Now
13419	1,230	$16	$1,640	Now
13483	1,680	$15	$2,100	Now

Unit 13429

Square Feet	Pricing	Virtual Tour	Description
3,630 SF	$14/SF or $4,235/month	Here	Fully open space with one office/entrance, restroom and washroom. Space has **3 Phase Power.**









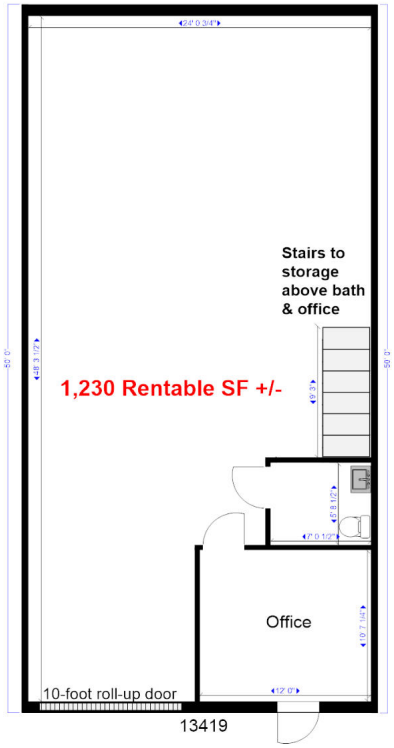




Unit 13419

Square Feet	Pricing	Virtual Tour	Description
1,230SF	$15/SF or $2,100/month	Here	Fully open space with one office, warehouse space, and mezzanine storage.







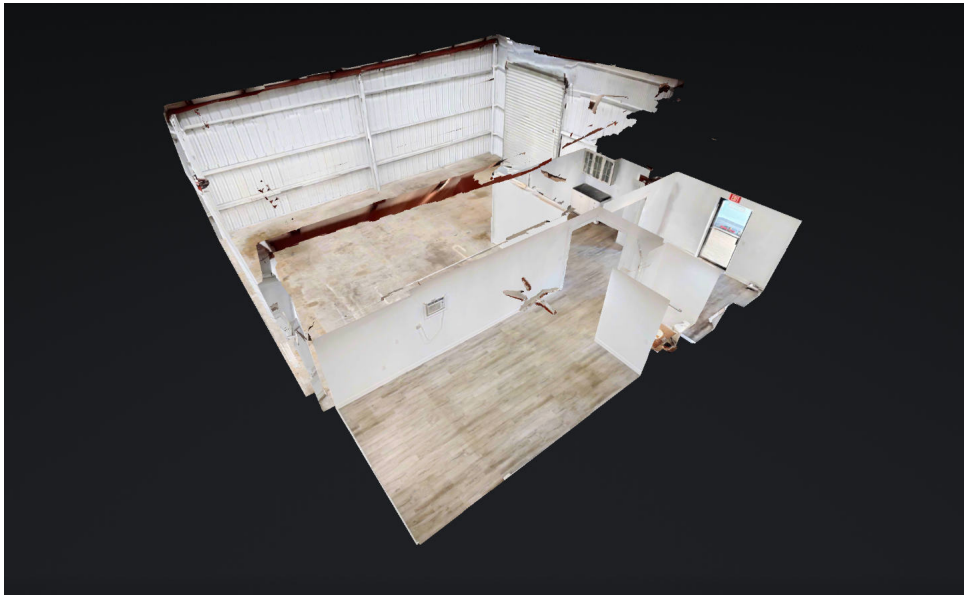


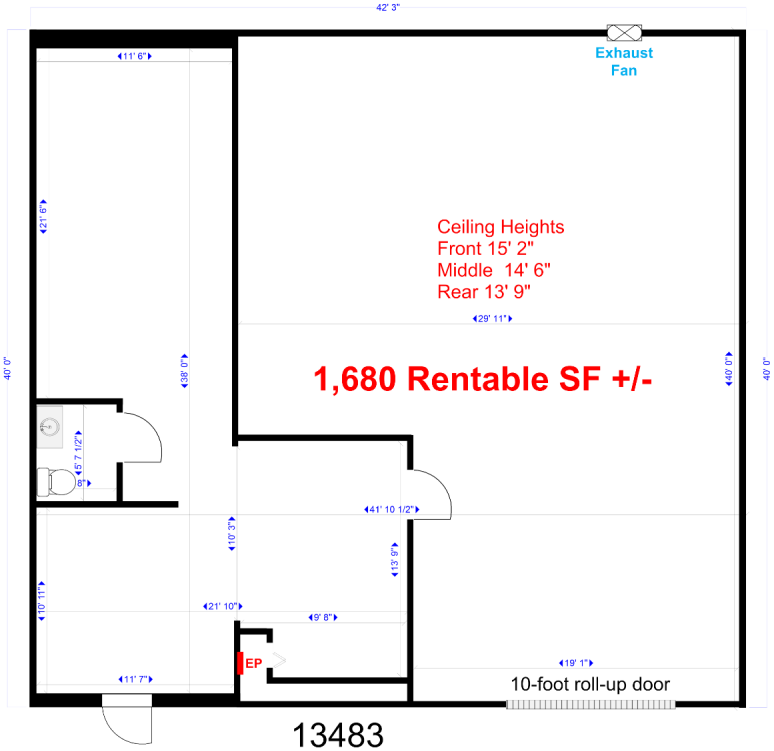




Unit 13483

Square Feet	Pricing	Virtual Tour	Description
1,680 SF	$15/SF or $2,100/month	Here	This unit features air-conditioned office areas with a 10-FT wide roll-up door to the warehouse area. A virtual tour is available.





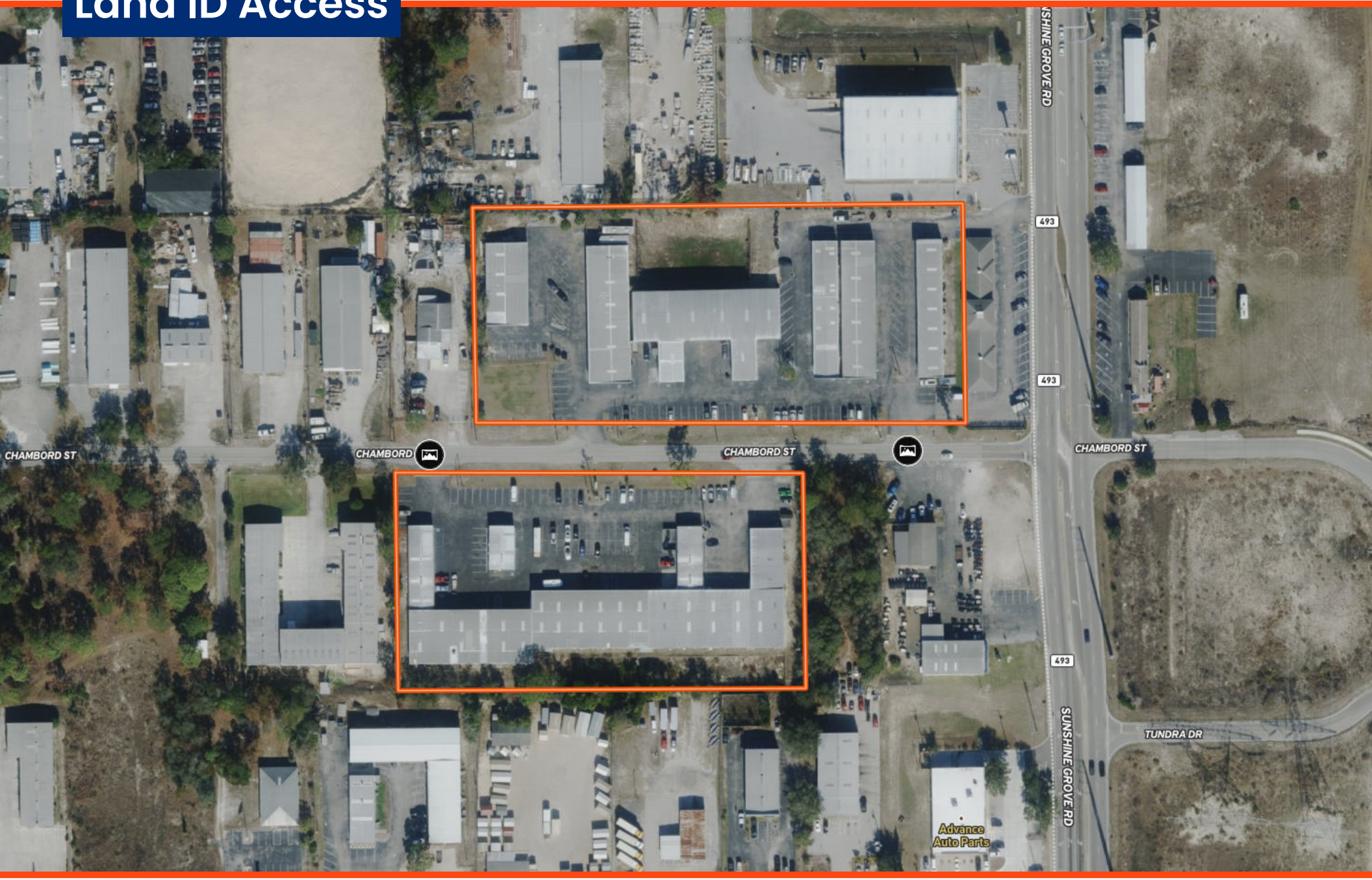






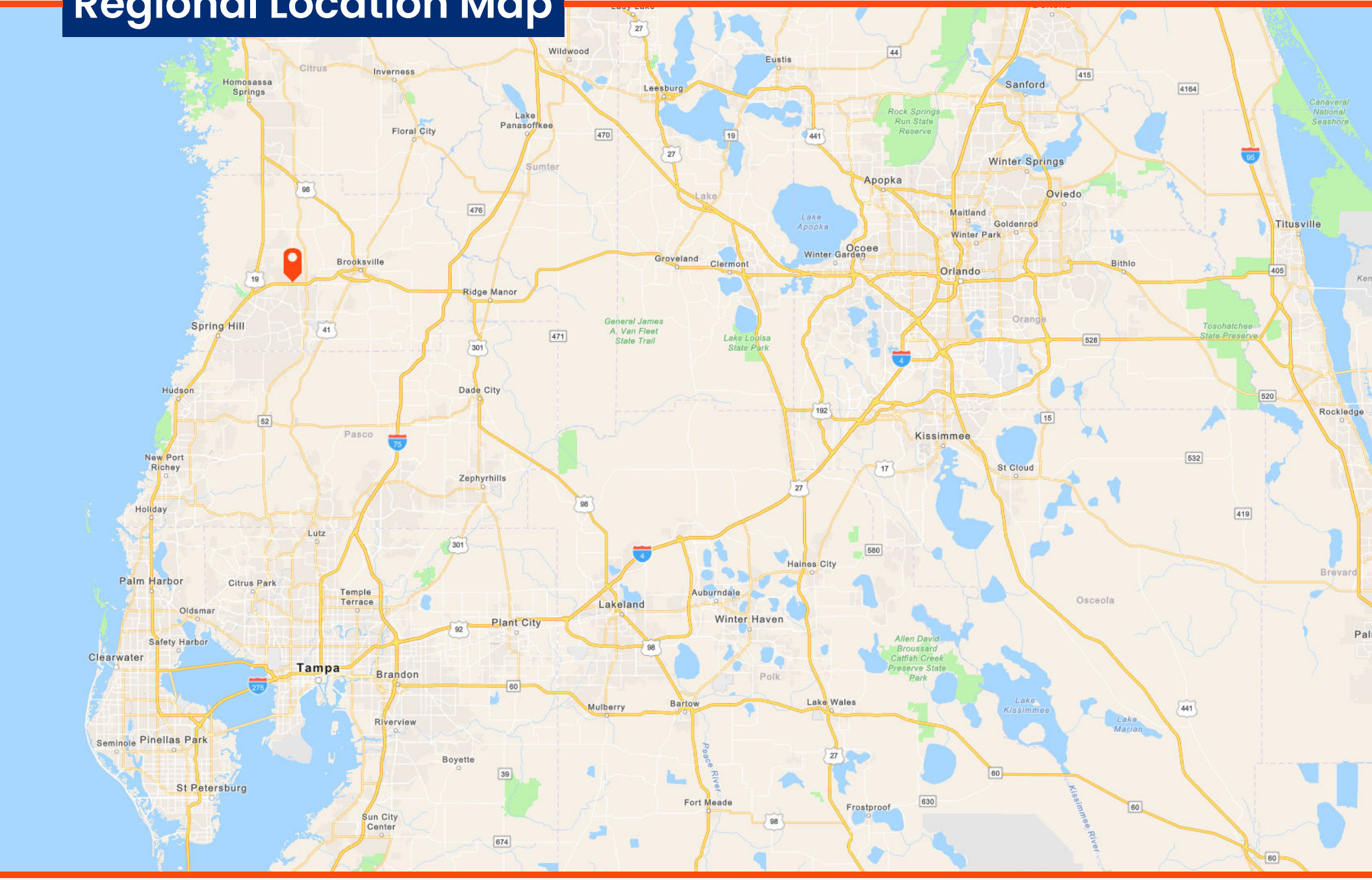


Land ID Access

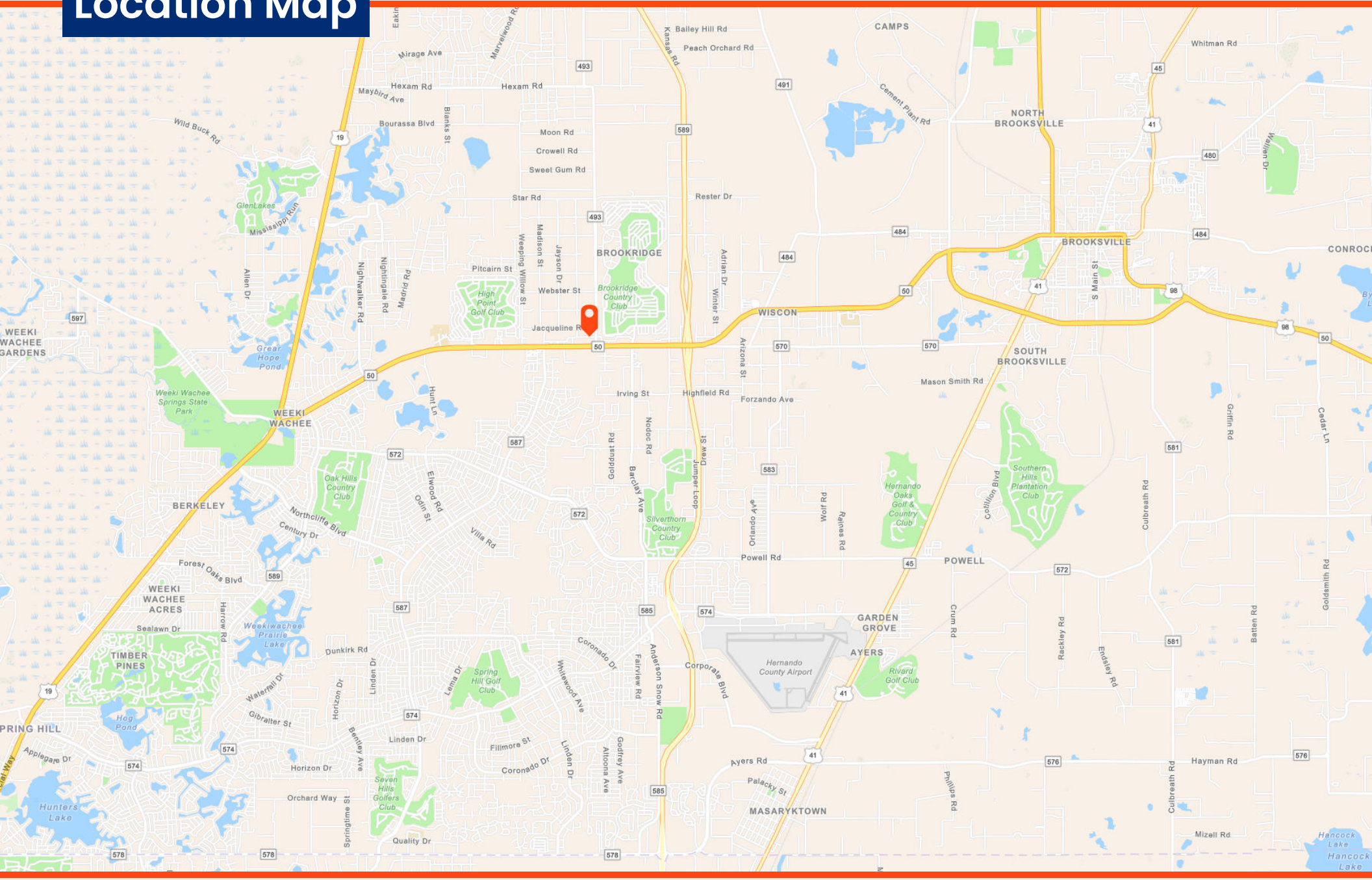


View the map here

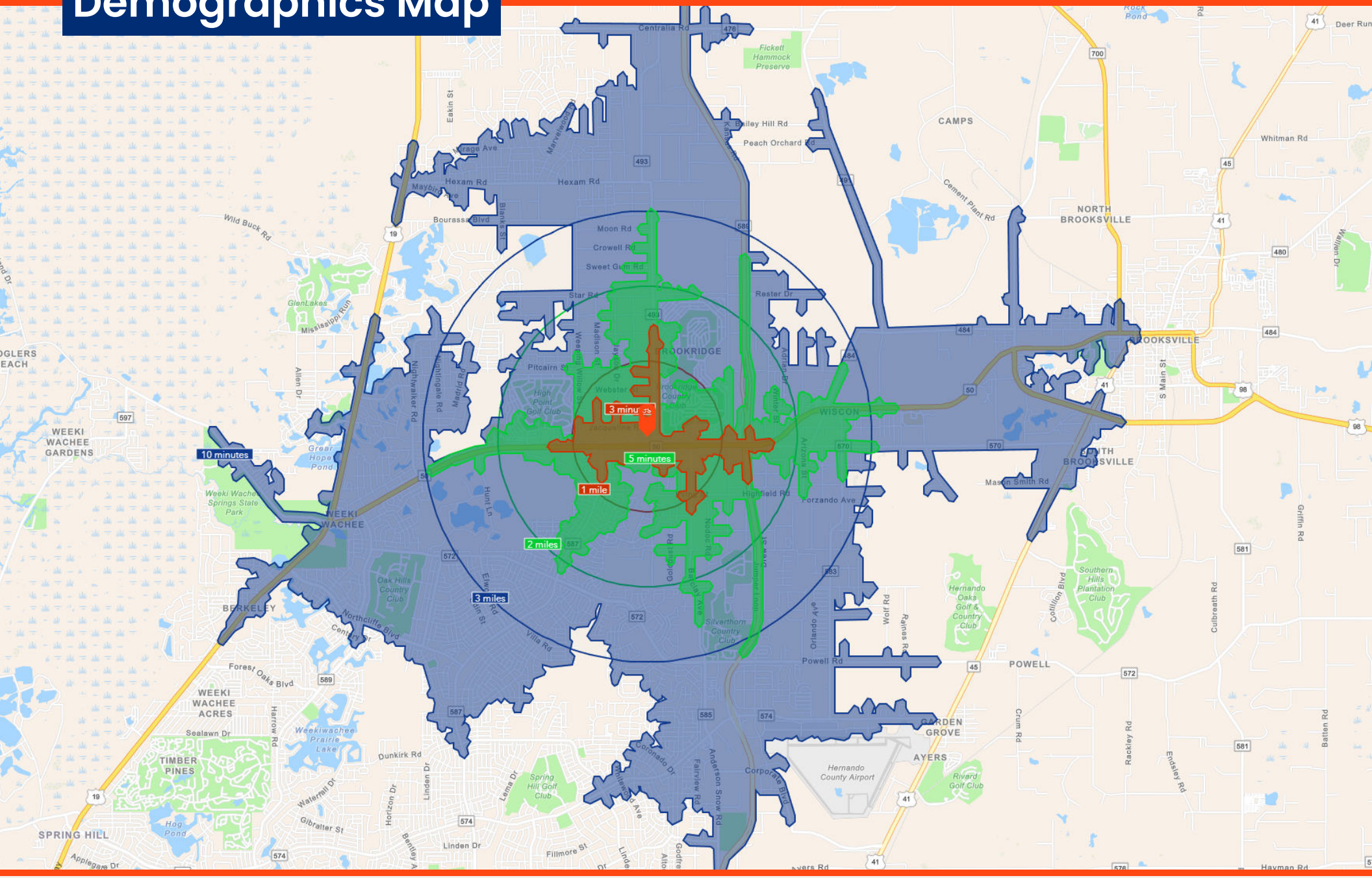
Regional Location Map



Location Map



Demographics Map



Drive Time	3 Minutes	5 Minutes	10 Minutes	1 Miles	2 Miles	3 Miles	Hernando	Florida
Population Data								
Total Population	446	6,551	62,926	3,353	15,049	30,323	209,629	22,779,514
Households	197	2,909	24,930	1,641	6,872	12,738	85,879	9,084,882
Average Household Size	2.25	2.2	2.46	2.02	2.14	2.35	2.42	2.45
Owner Occupied Housing	171	2,447	19,887	1,418	5,803	10,628	69,699	6,029,935
Renter Occupied Housing	26	462	5,043	223	1,069	2,110	16,180	3,054,947
Median Age	69.1	60.8	48.7	64.6	61.2	53.2	49.9	43.5
Income Data								
Median Household Income	$49,023	$54,803	$65,931	$57,019	$55,918	$62,403	$65,341	$74,715
Average Household Income	$66,556	$71,523	$82,583	$71,911	$73,346	$79,516	$86,485	$105,305
Per Capita Income	$35,958	$33,042	$32,984	$34,618	$33,634	$33,463	$35,468	$42,078
Business Data								
Total Businesses	275	482	2,516	389	616	943	6,329	1,080,913
Total Employees	2,961	5,080	22,959	4,149	6,353	10,157	56,505	9,893,301

Key Highlights:

•Within a 10-minute drive, there is a population of 62,926 people, which is 30% of Hernando County's total population.

•Within 3 miles, there are 943 other businesses and 10,157 employees

Neighborhood Trade



Trade Area Map



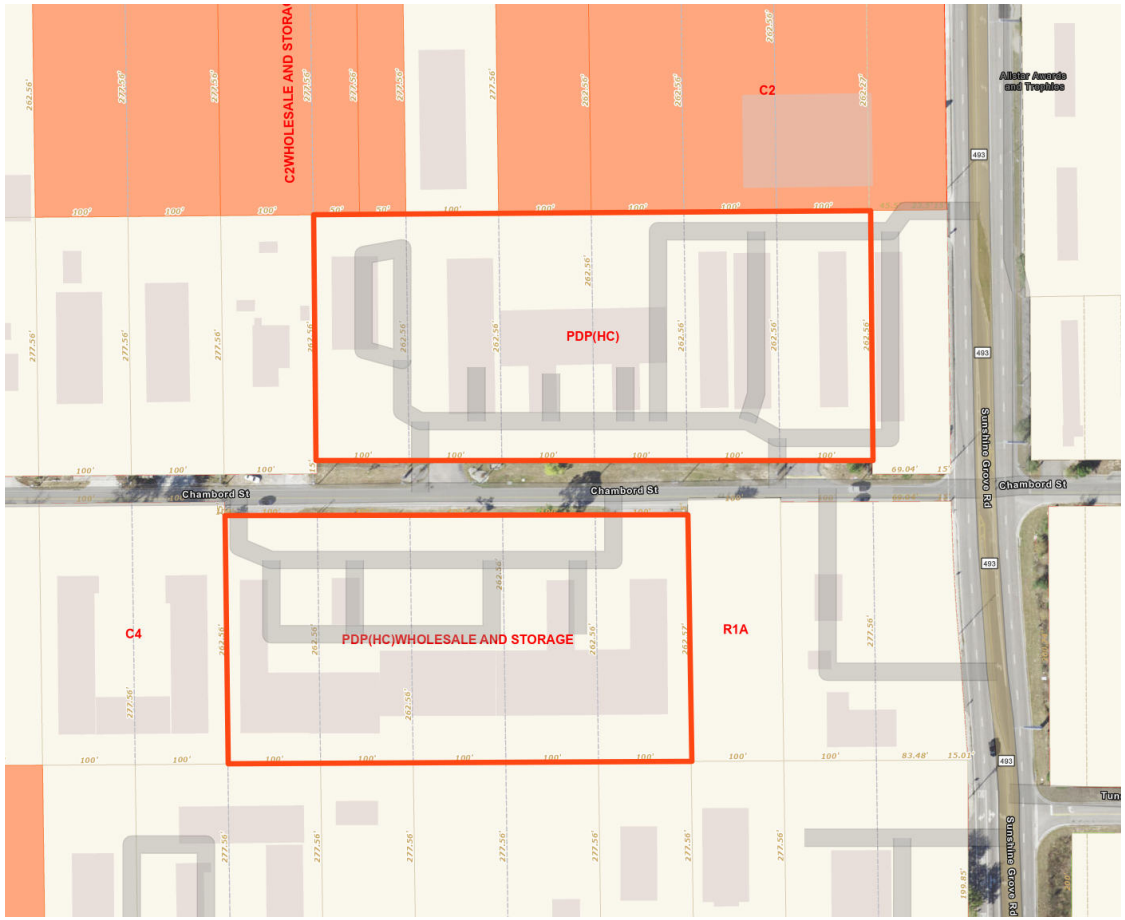
North Buildings Aerial



South Buildings Aerial



Zoning Classification



Zoning Information

The subject property is zoned as PDP, Highway Commercial.

You can read more information about the zoning district on Hernando County's municode library here

Zoning Key

- PDP (Highway Commercial)
- C2









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



Charles Buckner

Senior Associate

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Office: 352 796 4544 | **Cell:** 352 848 5545

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

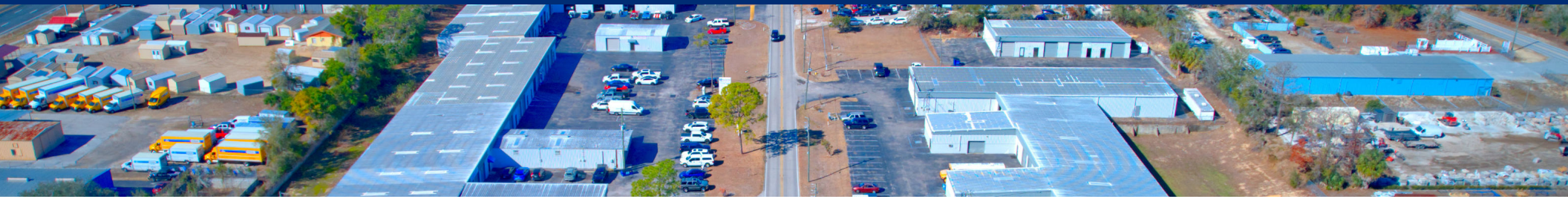
- BSBA in Real Estate, University of Central Florida
- Master of Science in Real Estate, University of Florida

Community Involvement

- Board Member, Brooksville Main Street, Inc.
- Board Member, The Ederington Foundation
- Kiwanis Club of Brooksville
- Leadership Hernando Class of 2024
- Member, Hernando County Chapter of the Coastal Conservation Association

Focus Areas

- Land Brokerage
- Commercial Brokerage and Leasing



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