

INDUSTRIAL BUILDING WITH LAYDOWN YARD

26509 W US Highway 27 | High Springs, FL 32643



FOR SALE

FOR MORE INFORMATION:



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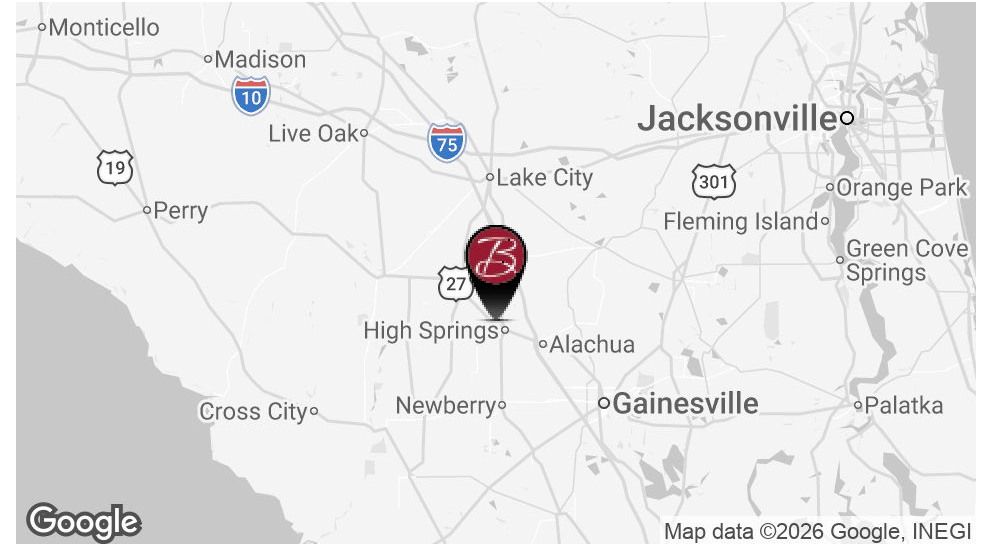


BOSSHARDT
REALTY SERVICES
COMMERCIAL & LAND DIVISION

INDUSTRIAL BUILDING WITH LAYDOWN YARD

EXECUTIVE SUMMARY

26509 W US Highway 27 | High Springs, FL 32643



OFFERING SUMMARY

Sale Price:	\$1,100,000
Building Size:	9,800 SF
Lot Size:	1.9 Acres
Number of Units:	1
Price / SF:	\$112.24
Year Built:	1998
Zoning:	IND
Market:	High Springs Industrial Park

PROPERTY OVERVIEW

Well-positioned $\pm 9,000$ SF industrial/flex property on ± 1.90 acres with direct frontage along US Highway 27, offering excellent visibility and accessibility. The building features a functional warehouse layout with approximately ± 800 SF of air-conditioned office/showroom space, ideal for manufacturing, fabrication, distribution, or contractor operations. Located just 20 minutes from Gainesville, the property offers proximity to a major economic hub with the flexibility and ease of access of the High Springs submarket, where steady growth and limited inventory continue to drive demand for industrial space. A strong opportunity for an owner-user establishing or expanding operations, or an investor seeking highway exposure and long-term upside. Equipment is also available for purchase separately from the real estate, offering a turnkey option for the right operator.

PROPERTY HIGHLIGHTS

- Four 12' x 14' Bay Doors
- 3-Phase Power | 18' Clear Height
- Equipment also available

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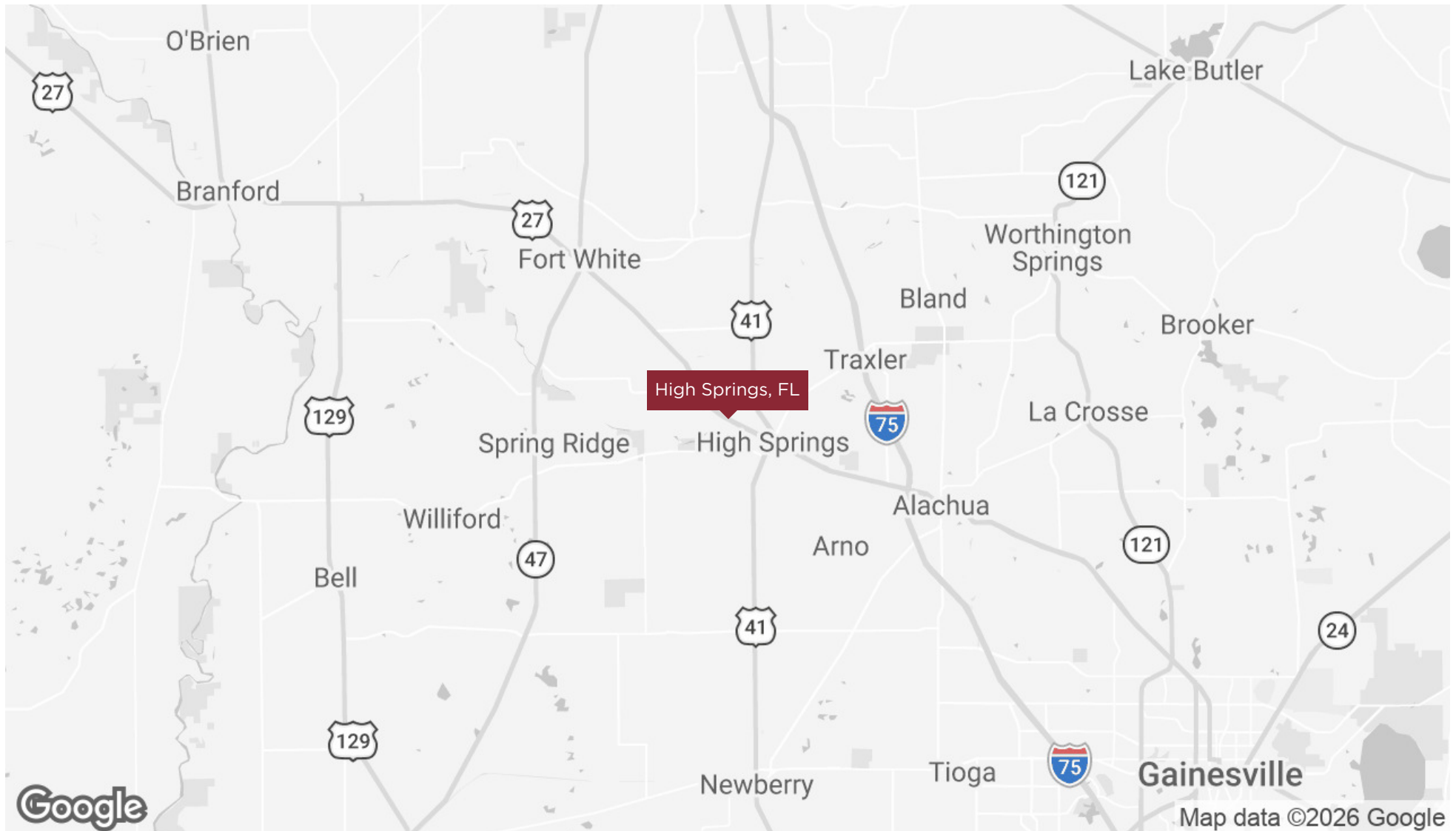


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REGIONAL MAP

26509 W US Highway 27 | High Springs, FL 32643



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EXTERIOR PHOTOS

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• INTERIOR PHOTOS

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TOP VIEW

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AERIAL PHOTOS

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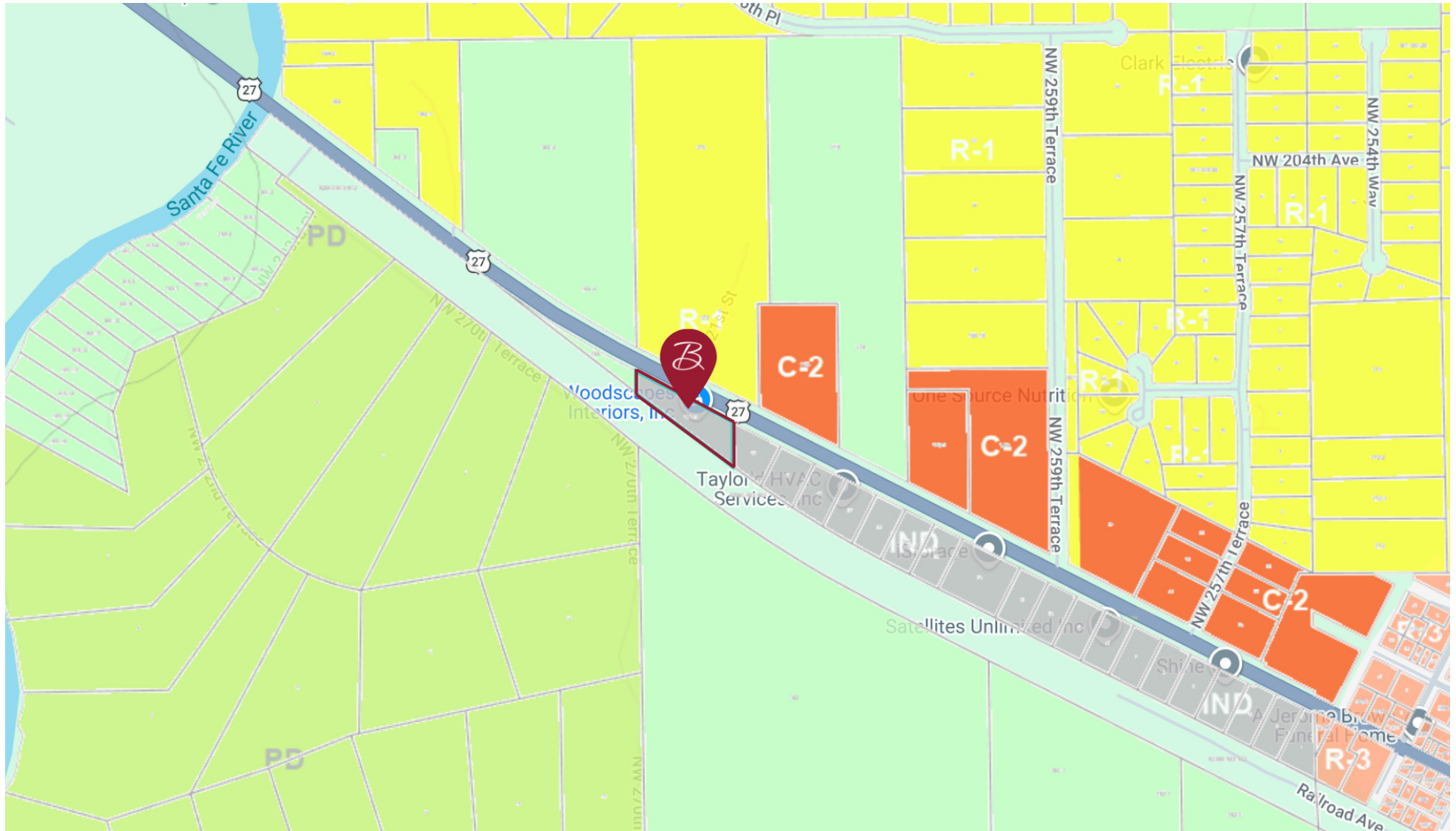


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ZONING

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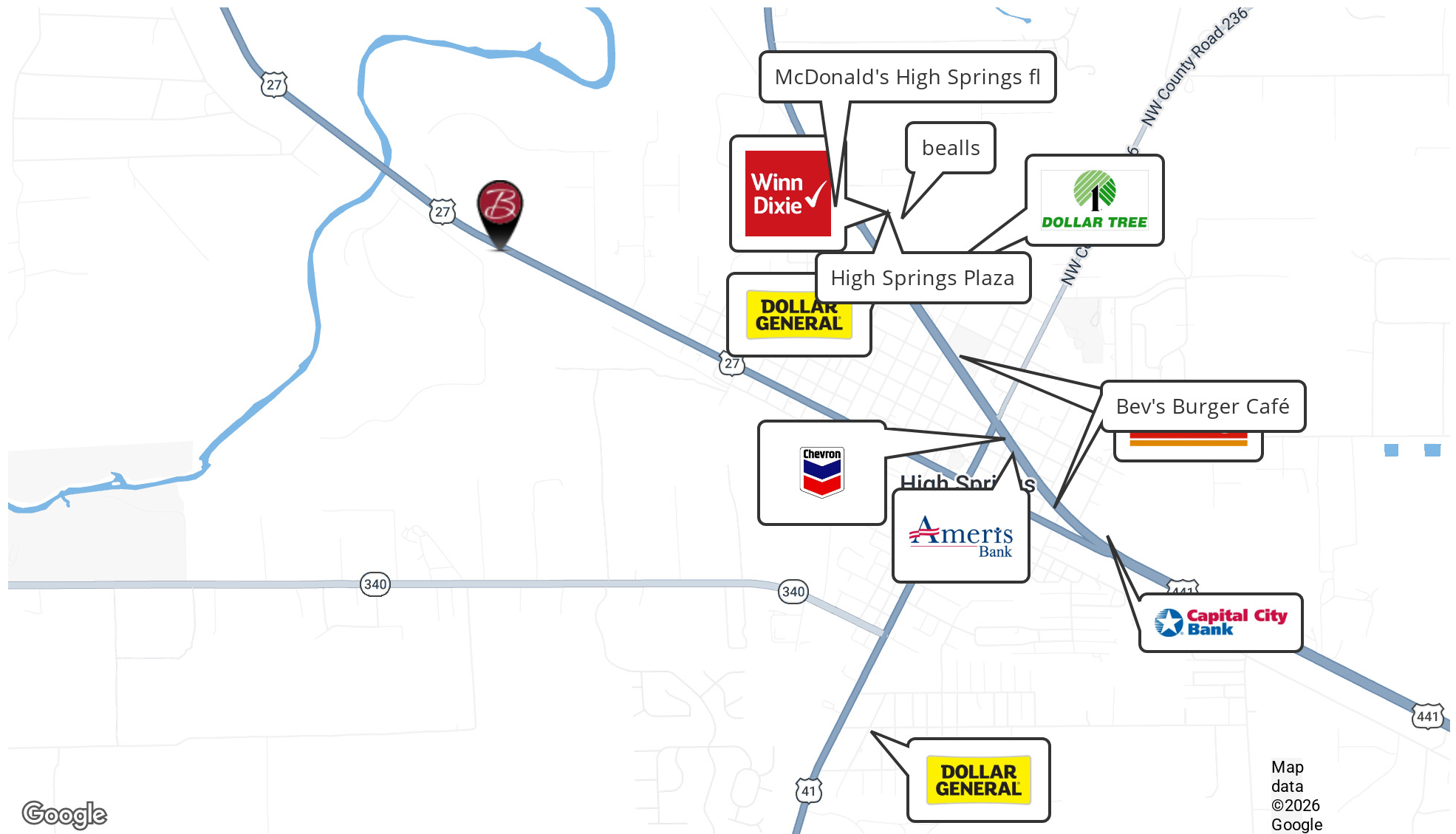


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INDUSTRIAL BUILDING WITH LAYDOWN YARD

RETAILER MAP

26509 W US Highway 27 | High Springs, FL 32643



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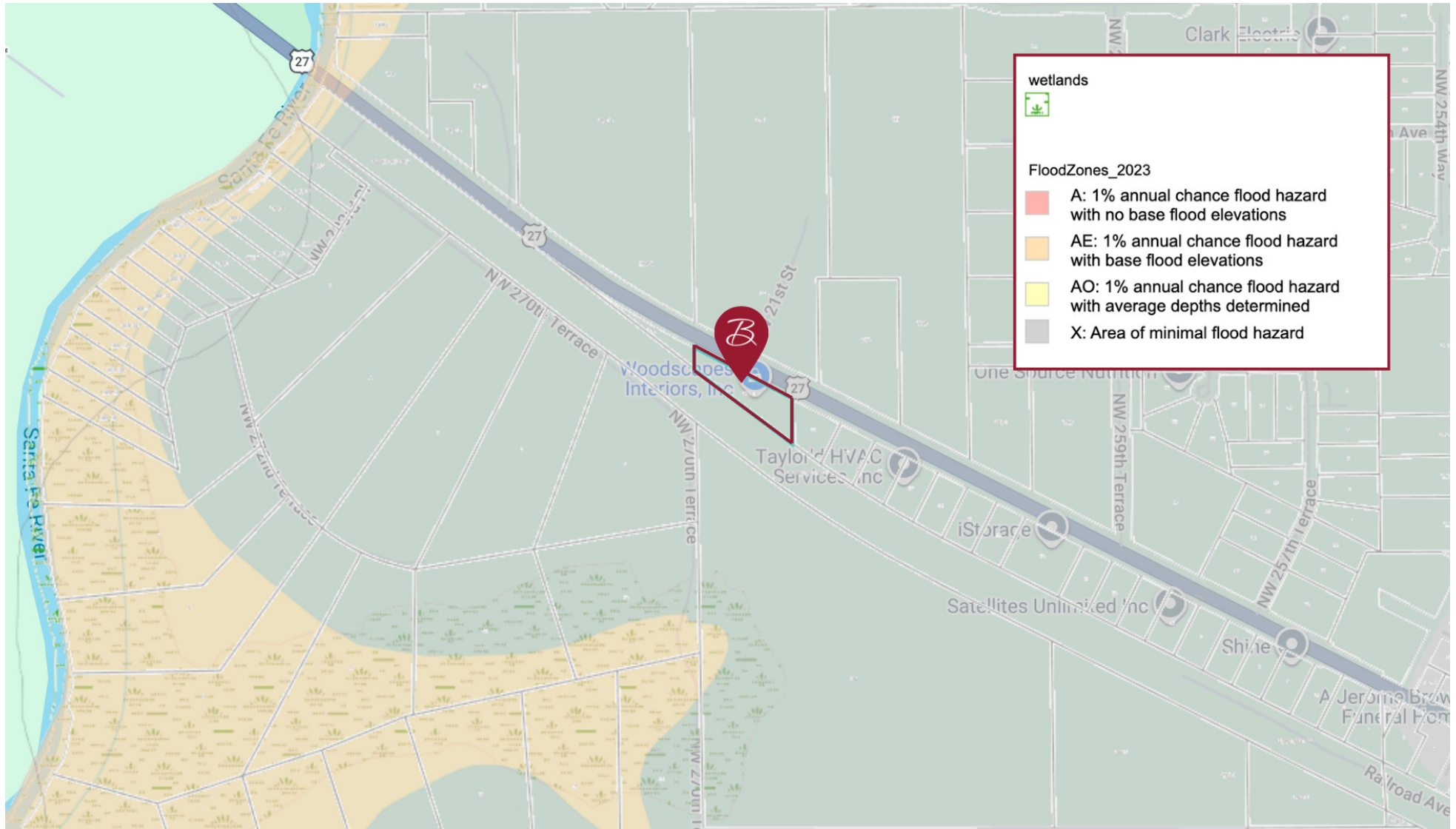


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FLOOD ZONING

26509 W US Highway 27 | High Springs, FL 32643



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DIRECTOR

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ERIC LIGMAN

Director

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PROFESSIONAL BACKGROUND

Eric Ligman is a prominent figure in the North Florida commercial real estate market, boasting over two decades of experience and an exceptional reputation for delivering results. As the Director of the Commercial and Land Division at Bosshardt Realty Services, Eric is known for his unwavering commitment to his clients and innovative strategies that achieve their goals.

Eric has played a pivotal role in transforming the North Florida landscape by brokering major deals with national and regional companies such as Pennsylvania Real Estate Trust, Campus USA Credit Union, TD Bank, Encell Technologies, RaceTrac, and Sunstate Credit Union. His expertise in navigating complex transactions and negotiating favorable client terms has earned him a trusted and indispensable reputation in the industry.

MEMBERSHIPS

ICSC
LoopNet
CoStar
Gainesville Chamber Commerce
GACAR- Gainesville Alachua County Association of Realtors
National Association of Realtors (NAR)

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COMMERCIAL ADVISOR

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DARYUS BOYD

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PROFESSIONAL BACKGROUND

Commercial Real Estate Advisor

Daryus Boyd is a Commercial Real Estate Advisor with Bosshardt Realty Services' Commercial & Land Division, focused on advising investors, developers, and property owners on commercial investment opportunities and strategic real estate assets when aligned with long-term objectives in Florida. He brings a disciplined, market-driven approach informed by active transaction involvement and collaboration with experienced commercial professionals.

He is actively involved in the acquisition and disposition of commercial properties, providing guidance on site evaluation, market positioning, underwriting considerations, and transaction execution. Daryus' experience includes working with commercial investments, development-ready land, and infill commercial assets across a variety of Florida markets.

Daryus approaches each assignment with a strong emphasis on market fundamentals, asset quality, tenant strength, and long-term viability. He works closely with clients to evaluate zoning and entitlement considerations, assess risk, and position assets for durable performance and clear exit strategies.

Known for his professionalism, responsiveness, and transparent communication, Daryus is committed to representing clients with integrity at every stage of the transaction. His focus is on delivering clear guidance, disciplined execution, and long-term value for the clients he serves.

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