



**CROSBY &
ASSOCIATES, INC.**
LAND SPECIALISTS • AGRICULTURE & COMMERCIAL REAL ESTATE

FOR SALE

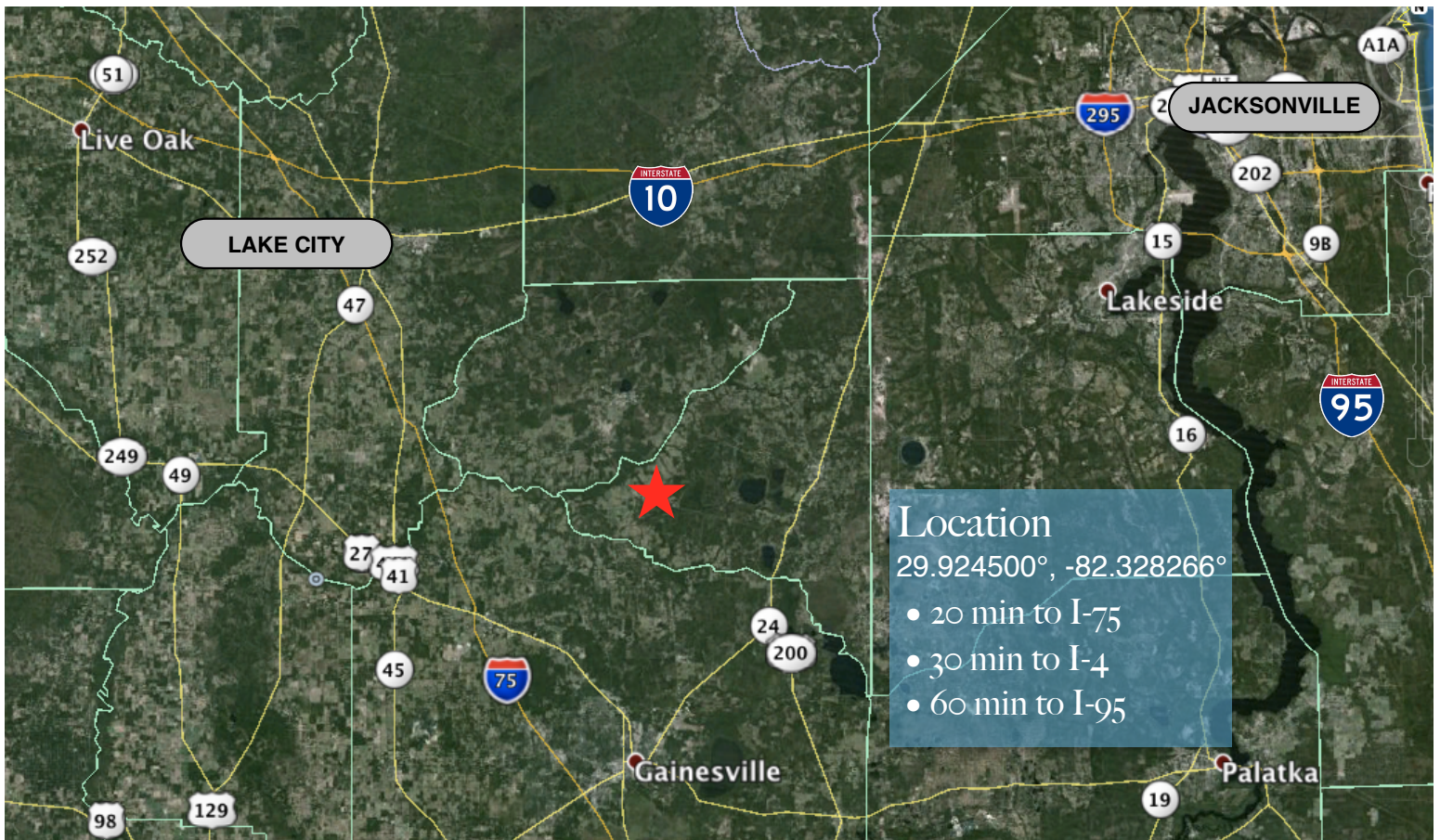
10± ACRES OF HEAVY INDUSTRIAL
Land in Brooker, Bradford County, Florida

#19380427

- ❖ Zoning: Heavy Industrial
- ❖ Perfect for Owner/Operator or as an Investment Property
- ❖ Road Frontage: 333' on CR 231
- ❖ Paved Truck Yard
- ❖ 1,200 sqft Office
- ❖ Double Bay Metal Shop
- ❖ Open Metal Shop
- ❖ Fully Fenced
- ❖ Previous Uses: Trucking Yard, Construction Company, Aggregate Processing
- ❖ 2015 Taxes: \$2,620

**QUICK ACCESS TO
GAINESVILLE
Without Alachua County
Taxes and Permits**





DRIVING DIRECTIONS

From Jacksonville/I-10, take exit 343 toward Starke. Merge onto US-301 South. Drive 28.7 miles. Turn right onto CR 225 for approx. 6 miles. This turns into CR 18. Drive 1.7 miles. Turn left on CR 231. Property is 1.6 miles on left.

From Gainesville/US Hwy 441 & SR 121. Go North on SR 121 for approx. 3 miles. Turn right onto CR 231 for approx. 6 miles. The property is on the left.

From I-75, take exit 414 for US 441. Turn left onto US 441. Turn right on SR 238 and drive approx. 15 miles to Lake Butler, FL. Turn right on SW 12th Ave. turn left onto SW 6th St. Turn right onto SR 231. Property is on the right in under 7 miles.

Offered By
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