

For Sale
10,800 sf Office / Warehouse
Full Climate Controlled
Hernando County Airport Industrial Park



Asking Price: \$995,000

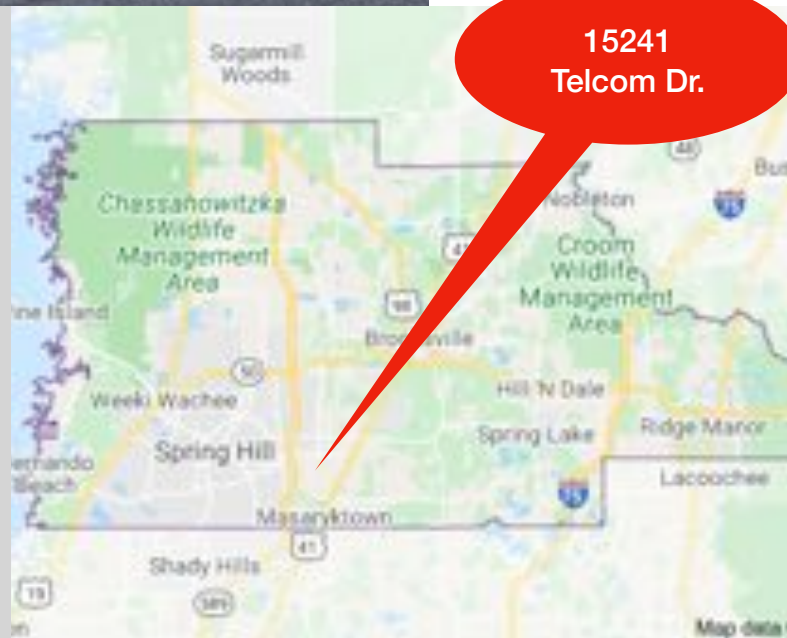
Building Size : 10,800 sf
Office: 1,300 sf
Warehouse 9,500 sf

Year built: 2006

Condition: Excellent

Site Size: 1.92 acres

Real Estate Taxes: 2021 - \$9,071



15241
Telcom Dr.

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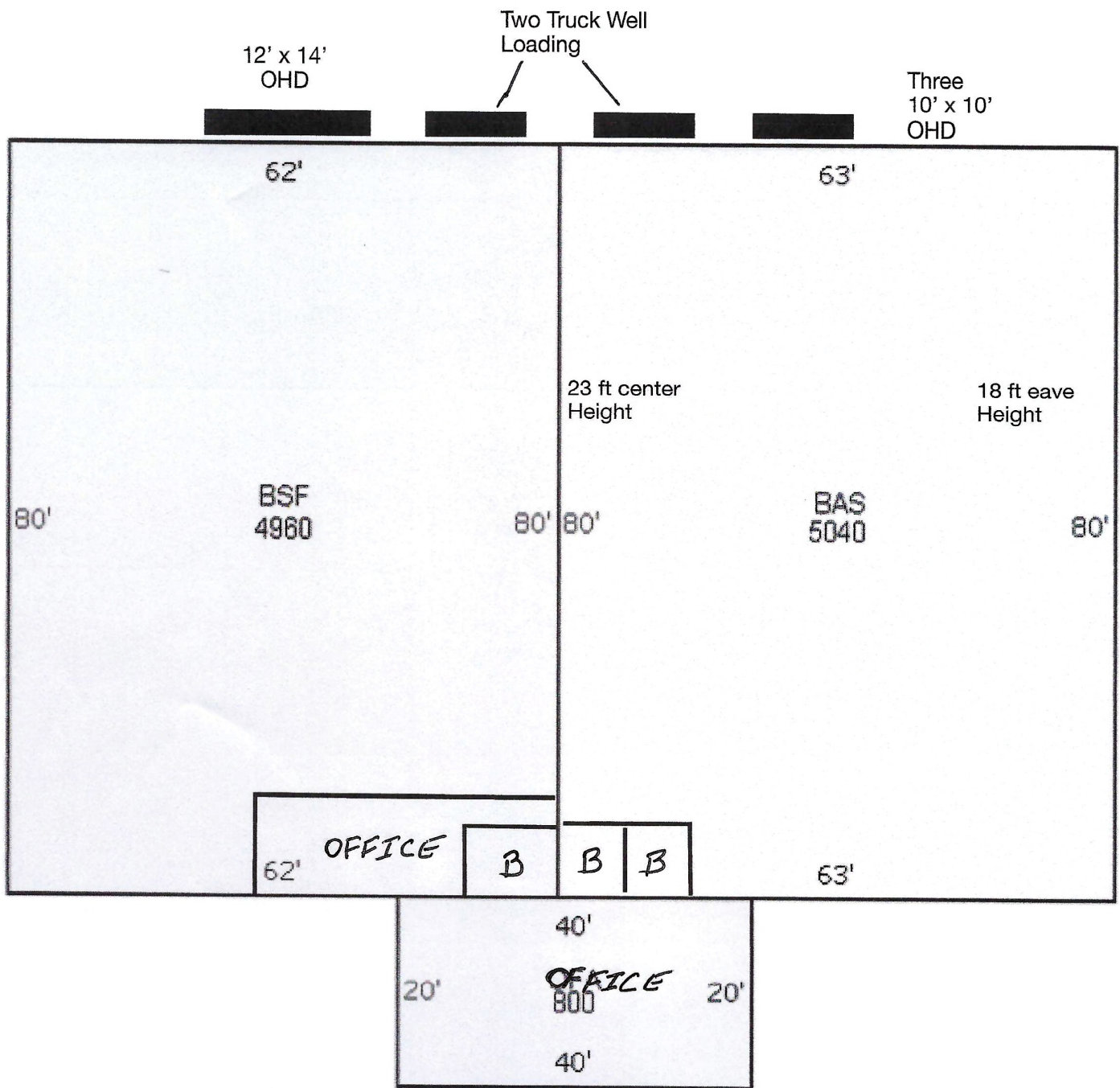


15241 Telcom Dr.

10,800 sf Building







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 Office Area: 1,300 sf
 Warehouse: 9,500 sf

Clear Height
 Eaves: 18 ft
 Center: 23 ft.

Electric: 3 phase - 200 amp.

Year Built: 2006

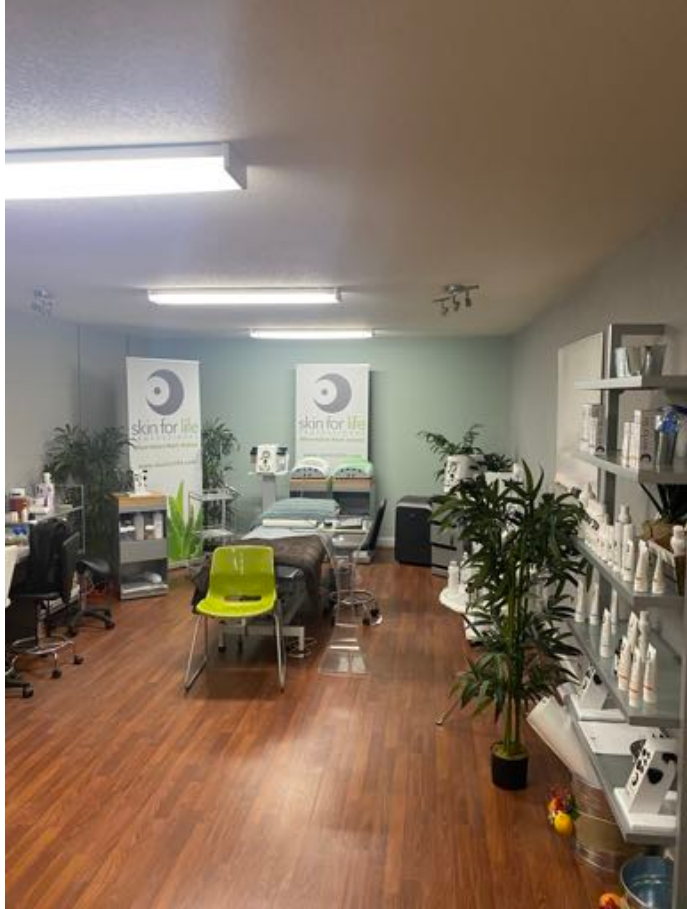
Condition: Excellent - very well maintained

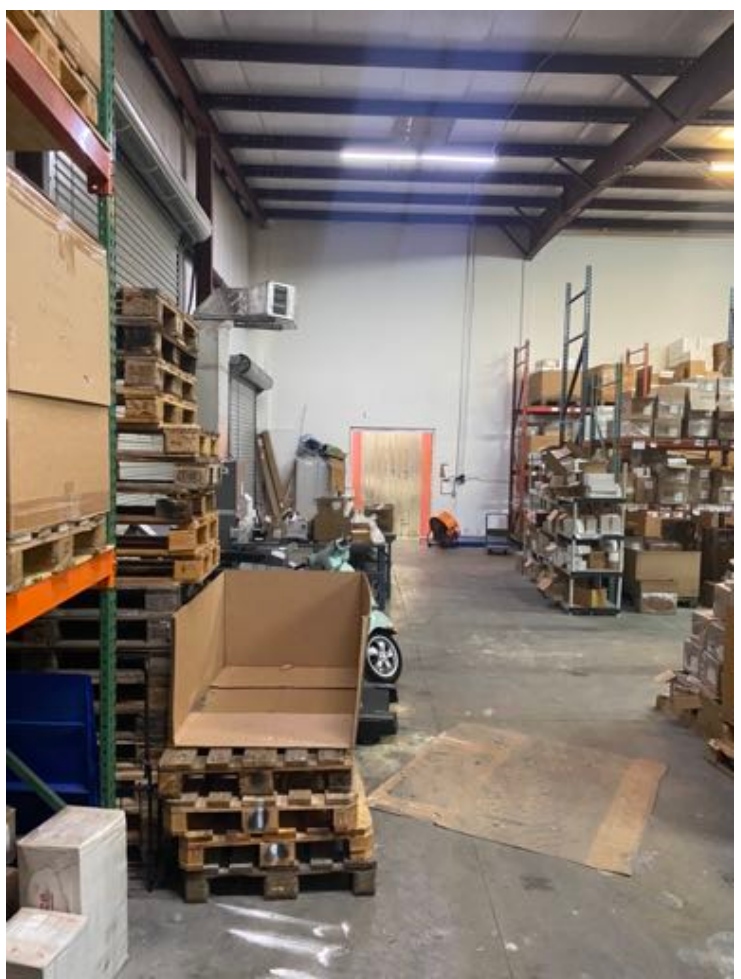
Warehouse Access: Three 10' x 10' overhead doors
 One 12' x 14' overhead door
 Two Truck well loading

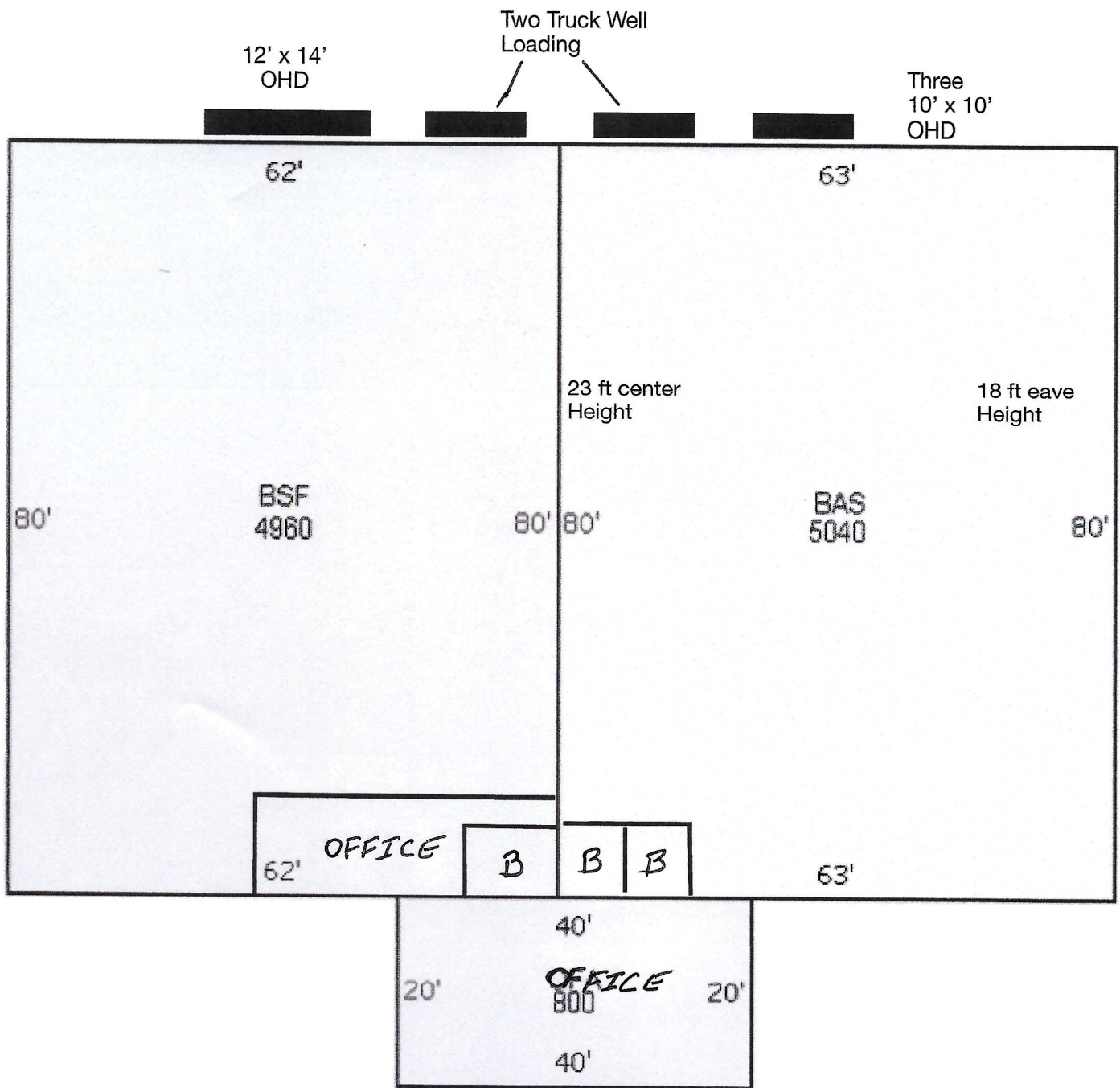
Central Heat/Air: Office & Warehouse (fully insulated)

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Traffic circulation: Corner location, traffic may circle the building.







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HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

1.12

2022 PRELIMINARY TAX ROLL

KEY #	01738686	PRINTED	10/07/22	PAGE	1
PARCEL #	R-Z CAP 18 1582 0000 0310	SITUS	15241 TELCOM DR		
OWNER(S)	SKIN FOR LIFE INC	PARCEL DESCRIPTION	CORPORATE AIRPARK PHASE 2		
MAILING ADDRESS	15241 TELCOM DR	UPDATED	LOT 31		
UPDATED	BROOKSVILLE FL 34604-0718	01/01/13	PREVIOUSLY MZ-1666584		
07/09/13					

MISCELLANEOUS PROPERTY INFORMATION

SQUARE FOOTAGE		
ACRES		
AERIAL MAP	62C	
JURISDICTION	C	COUNTY
LEVY CODE	CWES	COUNTY WIDE EMS
NEIGHBORHOOD	CAP1	CORPORATE AIRPARK PHS 1 & 2
SUBDIVISION	8889	R-Z GROUND LEASE ACCOUNTS
DOR LAND USE	41	LIGHT MANUFACTURING
NON-AD VALOREM DIST1	36	H.C. FIRE/RESCUE DISTRICT

JANUARY 2020 GIS AERIAL



2022-01-00 PROPERTY VALUES

	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY
LAND	0	0	0	
BUILDINGS	+	455,739	455,739	455,739
FEATURES AND OUT BUILDINGS	+	99,602	99,602	99,602
JUST/MARKET VALUE	=	555,341	555,341	555,341
VALUE PRIOR TO CAP		555,341	555,341	555,341
ASSESSED VALUE		539,502	555,341	539,502
EXEMPT VALUE	-	0	0	0
TAXABLE VALUE	=	539,502	555,341	539,502
CLASSIFIED USE LAND VALUE	0			

LAND INFORMATION

CODE	DESCRIPTION	AG	LAST UPDT	CAP YEAR	EXC CAP	GRA DE	FRON TAGE	DEPTH	UNITS	MEASURE				ADJ RATE	VALUE
10	COMM SQFT	N	2017		Y				0.01	SQFT				2.20	0

BUILDING 1 INFORMATION

NUMBER	1	YEAR BUILT	2006	CAP YEAR		STORIES	1.0
CODE	40	DEPRECIATION %	15%	EXCL.FROM CAP?	Y	ROOMS	1
DESC	WAREHOUSE	ADD'L DEPREC.	0%			BEDROOMS	0
L.UPDT	2020	OVERRIDE RATE				BATHROOMS	3

BUILDING 1 CONSTRUCTION

ELEMENT	DESCRIPTION
FOUNDATION	CONT FOOT
EXTERIOR WAL	MTL/PREFN
FRAME	RIGID FRAME
FLOOR SYSTEM	SLAB ON

BUILDING 1 AREAS

CODE	BASE /AUX	EXC CAP	PERI METER	SQFT SIZE	REPLACEMENT COST	DEPRECIATED VALUE
BSF	B	Y	284.00	4,960.00	208,221	176,988
OFA	B	Y	120.00	800.00	79,016	67,164
BAS	B	Y	286.00	5,040.00	248,926	211,587
TOTAL				10,800.00	536,163	455,739



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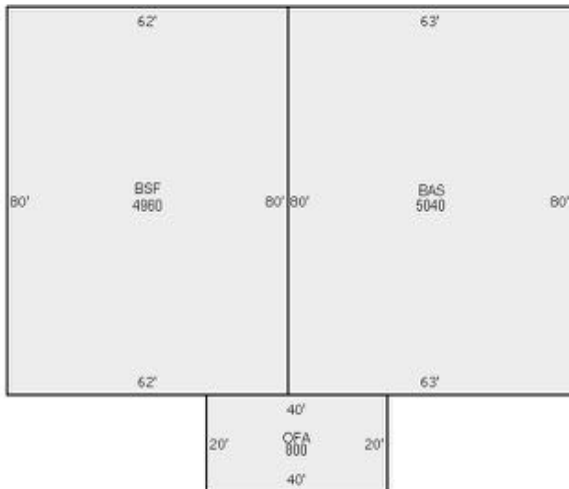
BUILDING 1 CONSTRUCTION

ELEMENT	DESCRIPTION
FLOOR COVER	CRT FINISH
ROOF STRUCTR	TR/PURLIN
ROOF COVER	PREFN METAL
INTERIOR	UNFINISHED
HTG & AC	PKG HEAT/AIR

BUILDING 1 AREAS

CODE	BASE /AUX	EXC CAP	PERI METER	SQFT SIZE	REPLACEMENT COST	DEPRECIATED VALUE
			ADJUSTED	10,856.00		
			BASE	10,800.00		
			AUXILIARY			

JANUARY 2013 BUILDING 1 DRAWING



JANUARY 2020 BUILDING 1 PHOTO





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BUILDING 1 FEATURES

CODE	DESCRIPTION				YEAR BUILT			WIDTH	LENGTH	UNITS				REPLACEMENT COST	DEPRECIATE VALUE
DOH-1	DOOR, OVERHEAD, COMME				2006			10	10	300				1,440	1,440
DOH-2	DOOR, OVERHEAD, COMME				2006			12	14	168				806	806
PV3-1	PAVEMENT, ASPHALT C				2006			110	180	19800				53,460	53,460
PV3-2	PAVEMENT, ASPHALT C				2006			46	80	3680				9,936	9,936
PV3-3	PAVEMENT, ASPHALT C				2006			26	50	1300				3,510	3,510
PV3-4	PAVEMENT, ASPHALT C				2006			25	200	5000				13,500	13,500
PV4-1	PAVEMENT, CONCRETE				2006			5	180	900				3,510	3,510
TWL-1	TRUCKWELL				2006			32	40	1280				13,440	13,440

ADDRESSES ON PARCEL

NON-RESIDENTIAL OCCUPANCY

SITUS	KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE
15241 TELCOM DR	01697934	SKIN FOR LIFE INC	424210	DRUGS AND DRUGGISTS' SUNDRIES

BUILDING PERMITS

APPLIC.#	APP.DATE	PERMIT #	CODE	DESCRIPTION	ISSUED	STATUS	FINALED	VALUE
1200791	11/07/06	1200791	CN	COMM. LAWN IRRIGATION	11/21/06	FINALED	10/25/07	6,100
1187769	4/05/06	1187769	WH	WAREHOUSE UN30000&UN36FT	7/17/06	FINALED	11/21/06	400,000

PROPERTY SALES

SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE
01/01/13	SKIN FOR LIFE INC	S	SPLIT (REQUIR	Y	GL	2206	0797	0	100

PROPERTY APPRAISER INSPECTIONS

INSP.DATE	ROLL	EMPL	CODE	REASON
02/18/20	2020	256	017	5 YEAR REVIEW
03/20/15	2015	197	017	5 YEAR REVIEW
02/12/09	2009	197	017	5 YEAR REVIEW

PROPERTY APPRAISER NOTES

JANUARY 01 2020
RP KEY 1436164
OWNER/TENANT - 15241 - SKIN FOR LIFE