

TOMMIE



Since 1952

DAWSON REALTY

FOR SALE

**8,919 SF Finished Office / Manufacturing Space
on 2.5 acres Hernando County Airport Industrial Park**

**2180 American Flyer Way
Brooksville, Florida**



Asking Price: \$1,000,000

Building Size: 8,919 sf

Site Site: 2.5 acres

Zoning: PDP - Industrial

Real Estate Tax: \$10,906

Year Built: 2004 &
expanded 2016

Special Features:

- * Full Building Generator
- * Over sized Parking field with 85 spaces.

- * Security System
- * Outside Employee Break Area
- * Irrigation system
- * Energy efficient building features
- * Extremely well maintained
- * Solid split face concrete block construction
- * Excess land to expand buiding

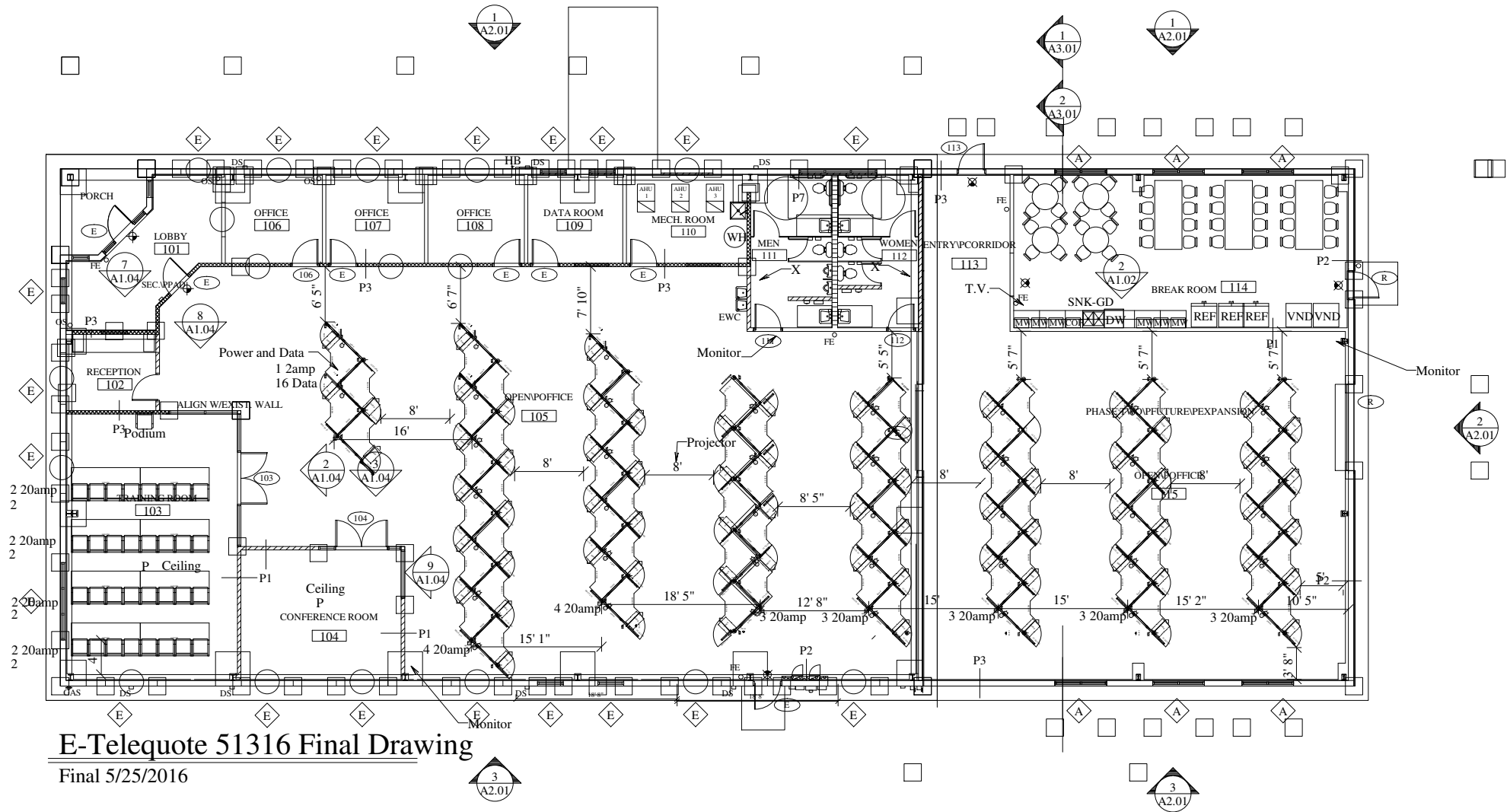
Ideal building for a compounding pharmacy, climate controlled assembly & manufacturing, technical school.

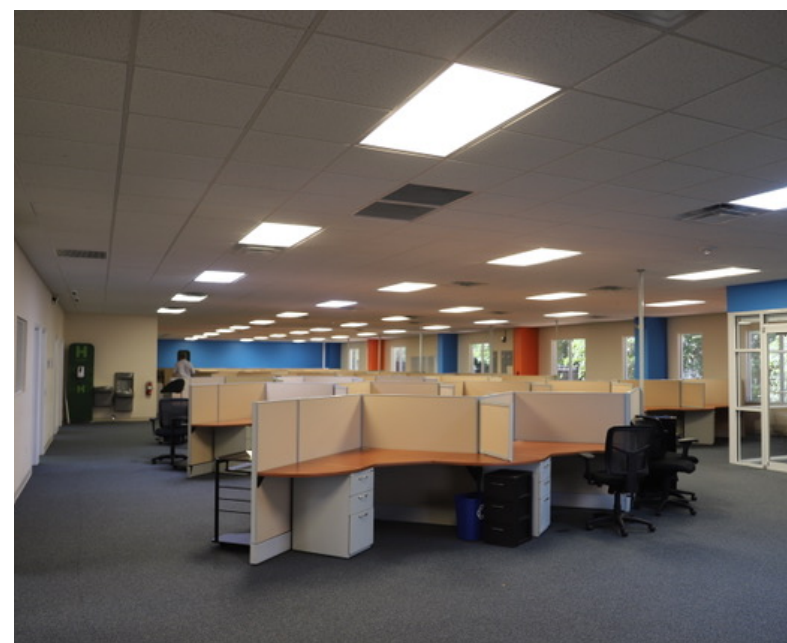
Land Lease: The land is leased from Hernando County on a long term land basis. Current rent is \$1,199/mo with 43 years remaining or receive new 50 yr lease term from County.



2180 AMERICAN FLYER WAY

8,918 sf Building on 2.5 acres







2180 AMERICAN FLYER WAY





HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

1.12

2022 FINAL TAX ROLL RECERTIFICATION AFTER V.A.B.

KEY #	01738980	PRINTED	04/25/23	PAGE	1
PARCEL #	R-Z RLP 19 0000 0110 0090	SITUS	2180 AMERICAN FLYER WAY		
OWNER(S)	INTERCONNECT CABLE TECHNOLOGIES PROPERTIES LLC	PARCEL DESCRIPTION	4.4 AC MOL AKA LOT 1		
MAILING ADDRESS	16090 FLIGHT PATH DR	UPDATED	DES IN ORB 2898 PG 227		
UPDATED	BROOKSVILLE FL 34604-6824	01/01/22	PREVIOUSLY MZ-1580364		
01/09/19			LESS N200 FT MOL DES IN		
			ORB 4131 PG 1217		

MISCELLANEOUS PROPERTY INFORMATION

SQUARE FOOTAGE		
ACRES		
AERIAL MAP	71C	
JURISDICTION	C	COUNTY
LEVY CODE	CWES	COUNTY WIDE EMS
NEIGHBORHOOD	HCAP	HERNANDO CNTY AIRPORT
SUBDIVISION	8889	R-Z GROUND LEASE ACCOUNTS
DOR LAND USE	17	OFFICE BUILDINGS, 1 STORY
NON-AD VALOREM DIST1	36	H.C. FIRE/RESCUE DISTRICT

JANUARY 2020 GIS AERIAL



2022-03-00 PROPERTY VALUES

	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY
LAND	0	0	0	
BUILDINGS	618,070	618,070	618,070	
FEATURES AND OUT BUILDINGS	79,218	79,218	79,218	
JUST/MARKET VALUE	697,288	697,288	697,288	
VALUE PRIOR TO CAP	697,288	697,288	697,288	
ASSESSED VALUE	598,047	697,288	598,047	
EXEMPT VALUE	0	0	0	
TAXABLE VALUE	598,047	697,288	598,047	
CLASSIFIED USE LAND VALUE	0	AD VALOREM TAXES	10,028.15	NON-AD VALOREM TAXES
				877.80

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	2004	CAP YEAR		STORIES	1.0
CODE	30	DEPRECIATION %	12%	EXCL.FROM CAP?	Y	ROOMS	2
DESC	PROFESSIONAL BUILDING	ADD'L DEPREC.	0%			BEDROOMS	0
L.UPDT	2021	OVERRIDE RATE				BATHROOMS	3

BUILDING 1 CONSTRUCTION

ELEMENT	DESCRIPTION
FOUNDATION	CONT FOOT
EXTERIOR WAL	BLOCK/STUCCO
FRAME	CRT PIL/S
FLOOR SYSTEM	SLAB ON

BUILDING 1 AREAS

CODE	BASE /AUX	EXC CAP	PERI METER	SQFT SIZE	REPLACEMENT COST	DEPRECIATED VALUE
BAS	B	Y	356.50	5,480.00	430,399	378,751
BAS	B	Y	96.00	438.00	34,401	30,273
OPF	A	Y	36.50	82.00	1,932	1,700
BAS	B	Y	220.00	3,000.00	235,620	207,346



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BUILDING 1 FEATURES

CODE	DESCRIPTION			YEAR BUILT		WIDTH	LENGTH	UNITS			REPLACEMENT COST	DEPRECIATE VALUE
PV3-1	PAVEMENT, ASPHALT C			2004		24	60	1440			3,888	3,888
PV3-2	PAVEMENT, ASPHALT C			2016				25525			68,918	68,918
PV4-1	PAVEMENT, CONCRETE			2004		5	150	750			2,925	2,925
PV4-2	PAVEMENT, CONCRETE			2004		10	10	100			390	390
PV4-3	PAVEMENT, CONCRETE			2016		5	62	310			1,209	1,209
PV4-4	PAVEMENT, CONCRETE			2016		22	22	484			1,888	1,888

ADDRESSES ON PARCEL

NON-RESIDENTIAL OCCUPANCY

SITUS	KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE
2180 AMERICAN FLYER WAY	01758832	E- TELEQUOTE	524298	ALL OTHER INSURANCE RELATED AC

BUILDING PERMITS

APPLIC.#	APP.DATE	PERMIT #	CODE	DESCRIPTION	ISSUED	STATUS	FINALED	VALUE
1368206	12/13/18	1368206	CE	COMMERCIAL ELECTRIC	12/17/18	INACTIVE		2,200
1332379	10/24/16	1332379	CE	COMMERCIAL ELECTRIC	10/27/16	FINALED	11/01/16	1,800
1331543	10/04/16	1331543	BUSE	BUSINESS USE PERMIT	10/12/16	FINALED	10/12/16	1
1330537	9/12/16	1330537	CN	COMM. LAWN IRRIGATION	10/05/16	FINALED	10/06/16	12,000
1328945	8/03/16	1328945	BUSE	BUSINESS USE PERMIT	8/08/16	FINALED	8/08/16	1
1327872	7/08/16	1327872	FA	FIRE ALARM SYSTEM	7/14/16	FINALED	9/29/16	6,750
1327494	6/29/16	1327494	LOWV	LOW VOLTAGE	7/06/16	FINALED	10/19/16	34,338
1326309	6/01/16	1326309	CA	COMMERCIAL ADDITION	7/18/16	FINALED	9/30/16	178,000
1326065	5/25/16	1326065	CIDE	COMM INTERIOR DEMOLITION	6/06/16	FINALED	6/22/16	3,500
1325777	5/19/16	1325777	CD	COMMERCIAL REMODELING	6/15/16	FINALED	8/02/16	265,000
1271036	5/08/12	1271036	BUSE	BUSINESS USE PERMIT	7/26/12	FINALED	8/02/12	1

PROPERTY SALES

SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE
08/30/18	INTERCONNECT CABLE TECHNOLOGIE	D	DISQUALIFIED	N	GL	3618	1610	1	945,000
05/24/16	BRN DEVELOPMENT LLC	D	DISQUALIFIED	N	GL	3362	1842	0	100
01/01/13	OLDCASTLE PRECAST INC	S	SPLIT (REQUIR	Y	GL	2898	0227	0	100

PROPERTY APPRAISER INSPECTIONS

INSP.DATE	ROLL	EMPL	CODE	REASON
01/20/21	2021	256	017	5 YEAR REVIEW
04/18/17	2017	196	001	BUILDING PERMIT
09/13/11	2011	195	021	VACANT

PROPERTY APPRAISER NOTES

JANUARY 01 2022
RP KEY 1681255
BLDG OWNER - INTECONNECT CABLE TECHNOLOGIES PROPERTIES