



CROSBY & ASSOCIATES, INC.

LAND SPECIALISTS: AGRICULTURE & COMMERCIAL REAL ESTATE

Lakeside Manufacturing Facility For Sale: Building Specifications

Location: 3801 State Road 19, Tavares, FL 32278

Building size from construction plans:

- Manufacturing Operations Office: 2,252 sq. ft.
- Manufacturing Plant Area: 14,000 sq. ft.
- Accessory Manufacturing Areas: 4,241 sq. ft.
- Plant Second Floor Storage: 1,266 sq. ft.
- Total Enclosed Area: 21,759 sq. ft.
- Covered Outside Storage & Compressor: 1,591 sq. ft.
- Covered Entries: 120 sq. ft.
- Total Under Roof: 23,470 sq. ft.

Building Construction:

- The building was constructed in 2006 on a concrete slab.
- The exterior walls are stucco surfaced, steel reinforced concrete with interior steel trusses.
- The applicable codes are Florida Building Code 2001 for structural, mechanical & plumbing
- Florida 2001 Accessibility Code
- Florida 2001 Fire Prevention Code
- 2002 National Electrical Code
- Occupancy, 2001 FBC 307 for 218 occupants
- External Access: Personnel access doors: 7 Overhead roll-up doors: 7 (largest is 26 ft. wide, 22 ft. high) Land: Approximately 15 acres of which approximately 4 acres are high and dry usable acreage with the balance in lake bottom and wetlands. The property is bounded by State Road 19, Lake Idamere and Lake Idamere Park. The building was wired for heavy welding activity and has input capacity of 300 KVA, 277/480 V., 3-phase with step-down transformers and five distribution panels.

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