



CROSBY & ASSOCIATES, INC.

LAND SPECIALISTS: AGRICULTURE & COMMERCIAL REAL ESTATE

Lakeside Manufacturing Facility For Sale: Property Overview

LOCATION

The USPS address of the property is 3801 State Road 19 (aka South Duncan Drive), Tavares, Florida 32778

The GPS address is 28952 Florida 19, Tavares, FL 32778

EXPANSION OPPORTUNITY

Preliminary plans have been drawn up and assessed for building permit approval for a 16,000 sq. ft. building to be located next to the existing building on the south side.

THE PROPERTY

The property includes a part of Lake Idamere to which there is pier and ramp access. The building was initially designed to support the manufacture of large commercial pontoon boats and is fitted with distributed communications, electrical and compressed air service.

Parking spaces have been defined for 31 vehicles with space for at least 10 more. Lake use by city ordinance: Tavares Ordinances 2003-15 and 2009-07 allow for numerous activities on Lake Idamere for the support of boat and seaplane business needs.

FAA designated seaplane airport: The FAA has designated a seaplane airport on Lake Idamere identified as 3FA8. The FCC has specified the use of frequencies 122.975 MHz and 123.375 Mhz to be used in support of airport activities.

THE COMMUNITY

The City of Tavares has designated itself as "America's Seaplane City" and has been very helpful in supporting and promoting aviation business in its community.

The City has invested millions of dollars in the development of its waterfront including a seaplane base designated as FA1 located 2.5 miles from the subject property.

225 West Main Street
Tavares, Florida 32778
352.343.1464

CORPORATE OFFICE
505 Ave A NW, Suite 306
Winter Haven, Florida 33881
863.293.5600
crosbydirt.com

52 Commerce Street
Hawkinsville, Georgia 31036
800.320.3477