

# TURNKEY CABINET SHOP

26509 W US Highway 27 | High Springs, FL 32643



# FOR SALE

## FOR MORE INFORMATION:



**Eric Ligman**

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**Daryus Boyd**

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**BOSSHARDT**

— REALTY SERVICES —  
COMMERCIAL & LAND DIVISION

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## EXECUTIVE SUMMARY

26509 W US Highway 27 | High Springs, FL 32643



### OFFERING SUMMARY

Sale Price:	\$1,250,000
Building Size:	9,800 SF
Lot Size:	1.9 Acres
Number of Units:	1
Price / SF:	\$127.55
Year Built:	1998
Zoning:	IND
Market:	High Springs Industrial Park

### PROPERTY OVERVIEW

Well-positioned ±9,000 SF industrial/flex property situated on ±1.90 acres with direct frontage along US Highway 27, offering excellent visibility and accessibility. The building features a functional warehouse layout with approximately ±800 SF of air-conditioned office/showroom space, making it ideal for a wide range of uses including manufacturing, fabrication, distribution, or contractor operations. Located just 20–25 minutes from Gainesville, the property benefits from proximity to a major economic hub while maintaining the flexibility and ease of access found in the High Springs submarket. The surrounding area continues to see steady growth, with increasing demand for industrial space and limited available inventory. This asset presents a strong opportunity for an owner-user looking to establish or expand operations, or an investor seeking a well-located property with long-term upside and highway exposure.

### PROPERTY HIGHLIGHTS

- ±1.90 Acres
- Four 12' x 14' Bay Doors
- 3-Phase Power
- ±18' Clear Height
- Turn-Key Cabinetry Setup

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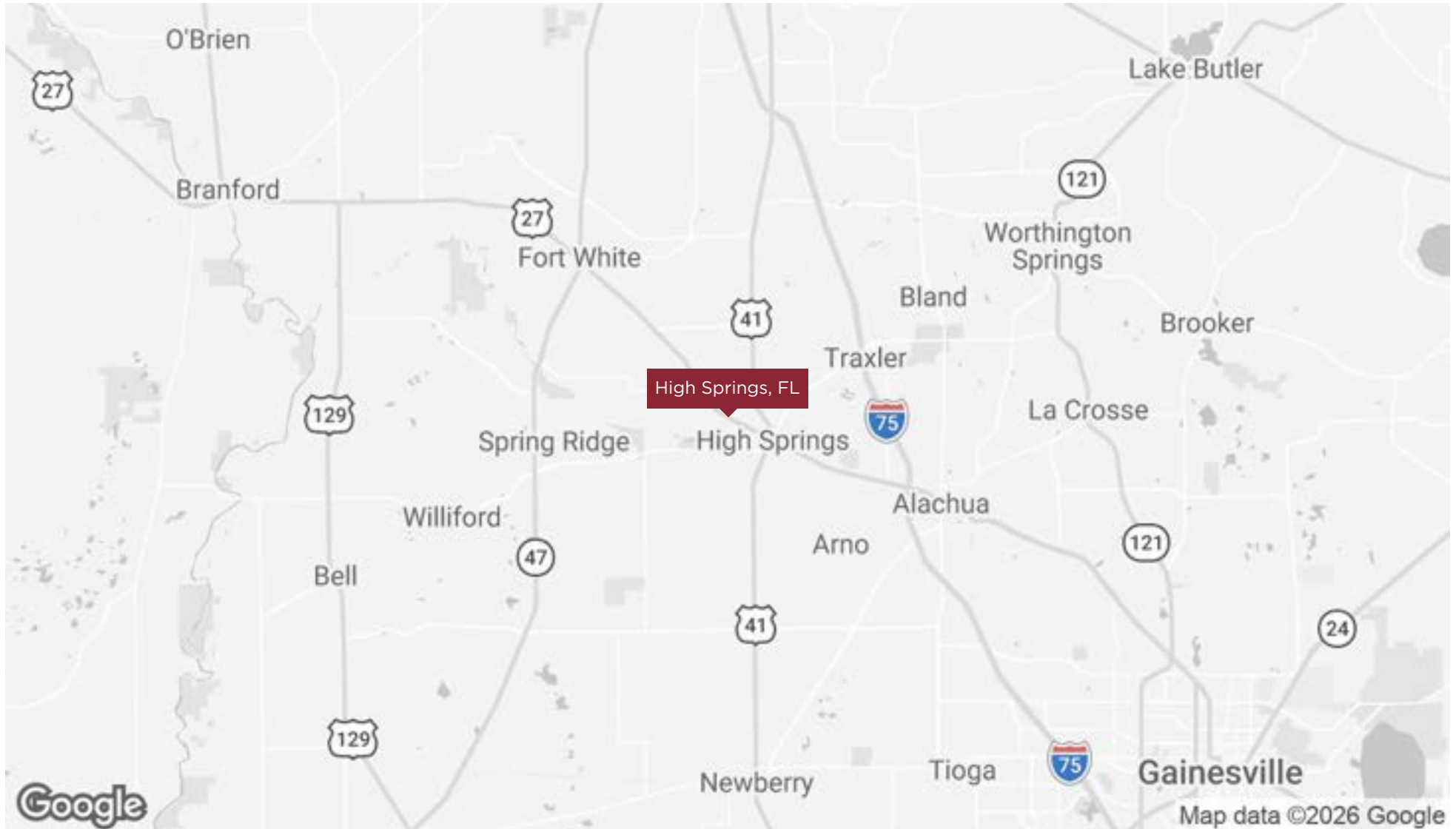


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## REGIONAL MAP

26509 W US Highway 27 | High Springs, FL 32643



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## EXTERIOR PHOTOS

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## • INTERIOR PHOTOS

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## AERIAL PHOTOS

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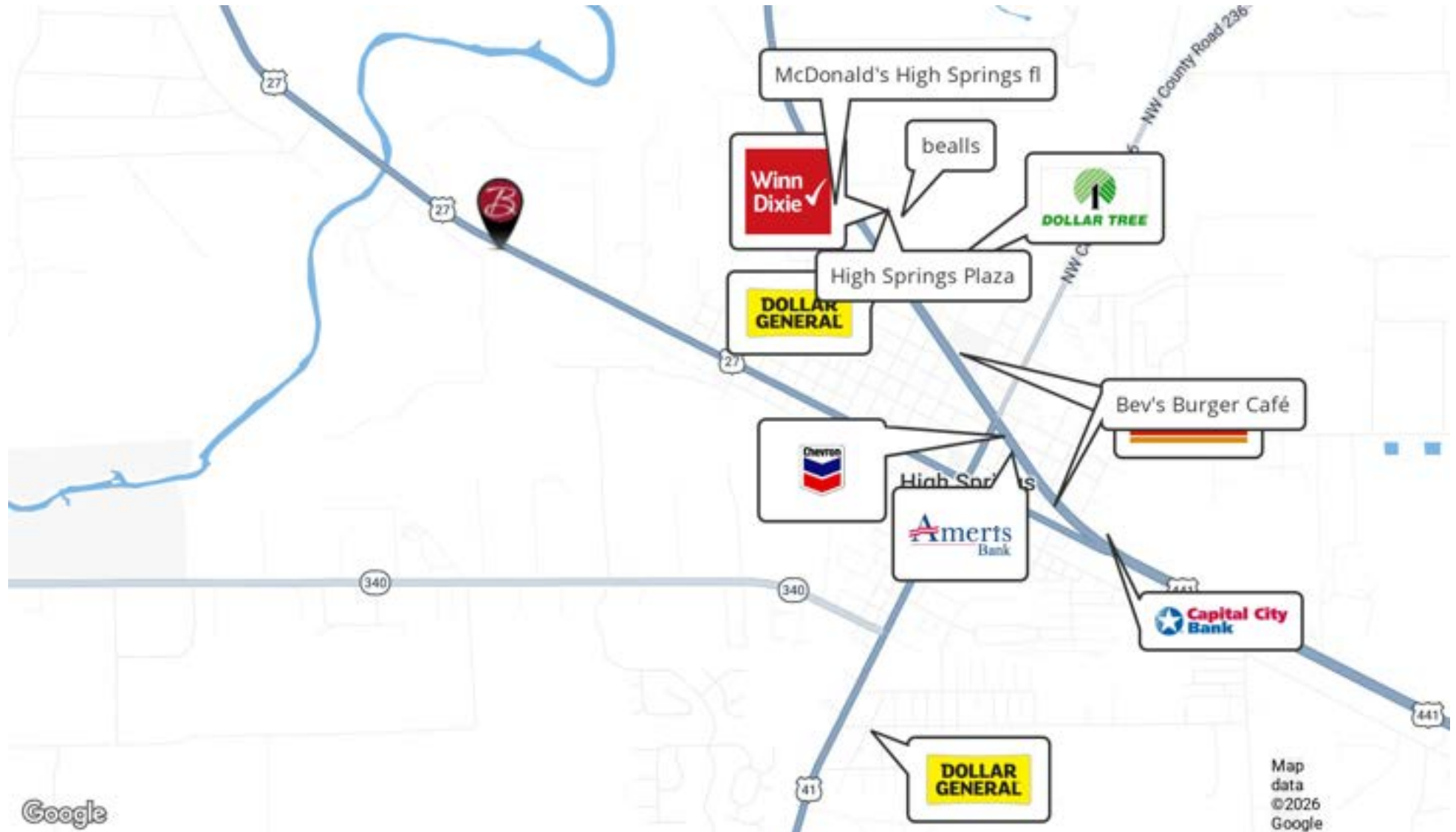
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# TURNKEY CABINET SHOP

## RETAILER MAP

26509 W US Highway 27 | High Springs, FL 32643



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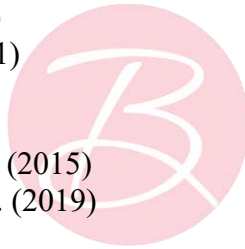
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## Equipment & Assets List- Turnkey Cabinet Shop

- Biesse Rover S Nesting CNC (2016)
- Edge Bander with Pre-Mill (2018)
- Cabinet Vision Production Software (2017)
- Primary Enclosed Spray Booth (2019)
- Secondary Spray Booth (2022)
- Whole Shop Compressor (2011)
- 48V Forklift (2025)
- Racking (2011)
- Office Furniture (2011)
- Computer / Phone Systems (2021)
- Display Furniture
- Small Tools
- Parts / Inventory
- 24' Box Truck – International (2011)
- Chevy Pickup Truck (2011)
- Trailer (2026)
- Pocket Screw Machine (2011)
- Boring Equipment (2011)
- Hydraulic / Electric Lift (2011)
- Dust Ventilation Systems (2011)
- Powermatic Table Saw (2011)
- Vertical Saw (2011)
- Blum Hinge Insertion Machine (2015)
- Spray Guns, Tools, Pumps, etc. (2019)



# TURNKEY CABINET SHOP

DIRECTOR

26509 W US Highway 27 | High Springs, FL 32643



## ERIC LIGMAN

Director

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## PROFESSIONAL BACKGROUND

Eric Ligman is a prominent figure in the North Florida commercial real estate market, boasting over two decades of experience and an exceptional reputation for delivering results. As the Director of the Commercial and Land Division at Bosshardt Realty Services, Eric is known for his unwavering commitment to his clients and innovative strategies that achieve their goals.

Eric has played a pivotal role in transforming the North Florida landscape by brokering major deals with national and regional companies such as Pennsylvania Real Estate Trust, Campus USA Credit Union, TD Bank, Encell Technologies, RaceTrac, and Sunstate Credit Union. His expertise in navigating complex transactions and negotiating favorable client terms has earned him a trusted and indispensable reputation in the industry.

## MEMBERSHIPS

ICSC  
LoopNet  
CoStar  
Gainesville Chamber Commerce  
GACAR- Gainesville Alachua County Association of Realtors  
National Association of Realtors (NAR)

### Bosshardt Realty Services

5542 NW 43rd Street  
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352.371.6100

## FOR MORE INFORMATION:



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### Daryus Boyd

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COMMERCIAL ADVISOR

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## DARYUS BOYD

Commercial Associate

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## PROFESSIONAL BACKGROUND

Commercial Real Estate Advisor

Daryus Boyd is a Commercial Real Estate Advisor with Bosshardt Realty Services' Commercial & Land Division, focused on advising investors, developers, and property owners on commercial investment opportunities and strategic real estate assets when aligned with long-term objectives in Florida. He brings a disciplined, market-driven approach informed by active transaction involvement and collaboration with experienced commercial professionals.

He is actively involved in the acquisition and disposition of commercial properties, providing guidance on site evaluation, market positioning, underwriting considerations, and transaction execution. Daryus' experience includes working with commercial investments, development-ready land, and infill commercial assets across a variety of Florida markets.

Daryus approaches each assignment with a strong emphasis on market fundamentals, asset quality, tenant strength, and long-term viability. He works closely with clients to evaluate zoning and entitlement considerations, assess risk, and position assets for durable performance and clear exit strategies.

Known for his professionalism, responsiveness, and transparent communication, Daryus is committed to representing clients with integrity at every stage of the transaction. His focus is on delivering clear guidance, disciplined execution, and long-term value for the clients he serves.

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