

***TOPLINE FLORIDA – A GREAT PLACE TO GROW!***



Located in beautiful Brooksville Florida, Topline Energy provides a secure gated campus with 12 acres available immediately and option for additional 35 acres possible. Next to Hernando County Airport with 7,000 foot runway to accommodate various aircraft.

Lease and purchase opportunities available in industry friendly Hernando County!

Campus address: 2251 Topline Way; Brooksville, Florida 34604

**HOME OF GREENPATH INDUSTRIES**  
[www.greenpathindustries.com](http://www.greenpathindustries.com)

Available: Up to 220,000 square feet of warehouse/manufacturing/office space, featuring the following:

- Building completed in 2010
- 26' insulated ceiling R14
- Shaded R9 insulated walls
- Fully equipped with heat and air conditioning
- Entire plant warehouse and office offer heated floors via natural gas. Further, floors are cooled via 23 miles of imbedded special coils (Uponor Wirsbo German Tubing). Johnson Marcraft air rotation system and Trane chiller and Weil Mclain natural gas boilers for both cooling and heating purposes.
- 7 inch re-enforced cement floors
- Main Building A has 4 -14 X 16' Electric Garage Doors and 4 loading docs with levelers under roof
- Building A1 has 16- 14 X 16' Electric Garage Doors
- Railroad access along complete rear of building
- Clean room 15,000 square feet with 4 8x10' double doors.
- All parking, driveways and railroad access of our 105,000 Sq. ft. of reinforced 5,000 psi concrete
- Parking for 100 vehicles available.
- Adjacent 12 acres has electrical, water, sewers, natural gas available and is zoned for expansion
- Building includes 20,000 square feet of extra-ordinary office space
- Four HD unloading/loading docks
- 12 bathrooms, showers
- Lunchrooms, Spacious Conference rooms and Engineering Rooms
- Over one dozen over-sized entry doors
- 200 HP air compressors at 600 CFM with 6" galvanized pipe distribution throughout buildings with 2500 gallons air tank storage throughout
- 2" water supply at 70 psi, county water, and 2 5HP wells
- 50,000 gallon chemical retention facility with 30" concrete floor and walls. Retention facility developed and built in accordance with EPA and OSHA requirements
- Ventilation: Every 25' bay in our 12'x8'x12' 700' Cupola has 48"x48" 18k cfm exhaust fans. This means we have sufficient capacity to change all the air 8 times and hour.
- Topline Energy's electrical substation located in Airport Vault – No power outages in 9 years regardless of weather or wind conditions.
- Electrical: Three stand-alone transformers (12,470 V distribution center)
- Grounding: The complete facility is protected by numerous lightning protection devices and are connected to bonding conductors and ground electrodes are designed to provide a low impedance path to ground for potential strikes.

***For further, more detailed information, please contact Andi Haa at [andihaa@gmail.com](mailto:andihaa@gmail.com).***

