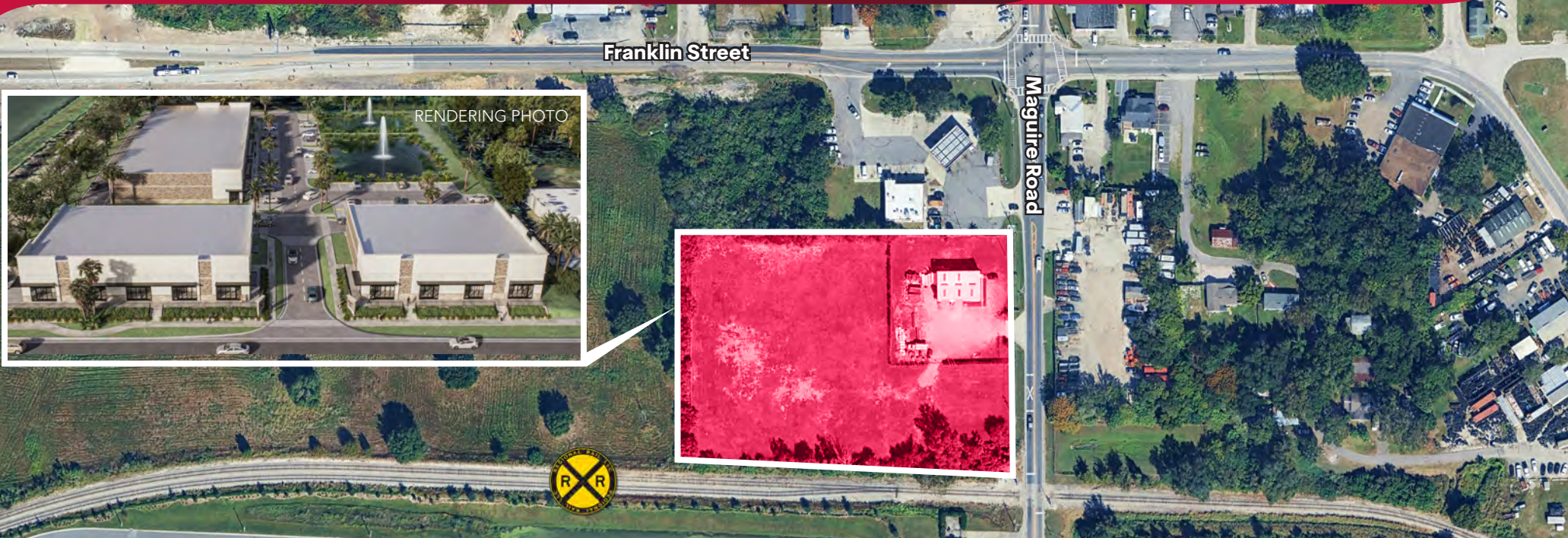


FOR LEASE | GROUND BREAKING JULY 2026, SHELLS DELIVERING Q2 2027

51 MAGUIRE ROAD

OCOE, FL 34761

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



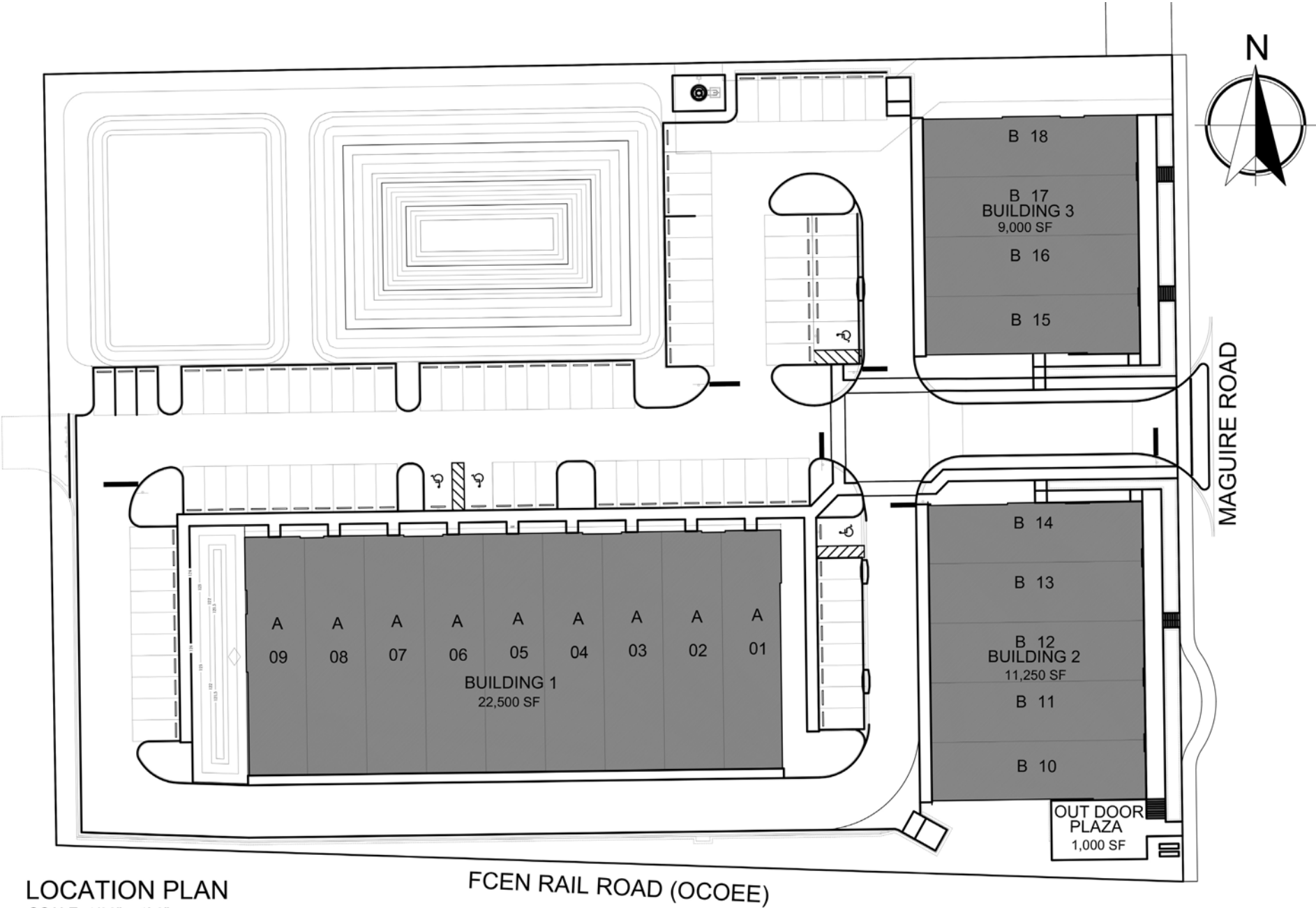
PROPERTY OVERVIEW

SUITE SIZES:	2,250 - 42,750 SF
OFFICE SF:	Built to Suit
WAREHOUSE SF:	Build to Suit
CLEAR HEIGHT:	19' - 21'
POWER:	3-Phase
PARKING:	2.27/1,000 SF
LOADING:	Grade Level (10'x12')

CONTACT:

Brock Holston
Senior Associate
bholston@lee-associates.com
M 407.413.0252





USE
Mixed-Use Development (PUD and special use districts adhering to the requirements specified in Article IV) *S
Nursing Home *P
COMMERCIAL USES
Appliance Store *P
Automotive Body Repair *P
Automobile Parking Lot *P
Automobile Repair *P
Automobile Sales (New and Used) *P
Automobile Service Station *P
Bar (associated with restaurant seating 45 people) *P
Bars and Cocktail Lounges *P
Boat Sales and Service *P
Bus Terminal *P
Car Wash *P
Clinic, Dental or Medical *P
Commercial, Convenience *P
Commercial, Convenience with Gas Sales *P
Commercial, Retail *P
Department Store *P
Equipment Sales *P
Funeral Parlor *P
Furniture Repair and Upholstery *P
Furniture Store *P
Gallery/Museum *P
Gas Station *P
Grocery Store/Supermarket *P
Heating and Air Conditioning Sales and Service with outside storage *P

Heating, Ventilating, Plumbing Supplies, Sales, & Service *P
Hospital *P
Hotel or Motel *P
Interior Decorating Store *P
Liquor Store, No on-premises consumption *P
Mobile Home and Travel Trailer Sales *P
Monument Sales *P
Motor Vehicle Wholesale *P
Movie Theater *P
Music, Radio, TV Shop *P
Nursery/Garden Supply Store *P
Pawn Shop *P
Pet Care Services when confined within a building or structure *P
Pre-Fabricated House Sales *P
Printing, Book Binding, Lithograph, and Publishing Plants *P
Professional Offices *P
Radio Broadcasting and TV Stations, Studios, & Offices *P
Recreational Vehicle Park *S
Restaurant *P
Self-storage facility *S
Sign Painting Shop *P
Veterinary Hospitals and Kennels when confined within structure *P
INDUSTRIAL USES
Industrial Park *P
Industrial, Light *P
Warehousing/Distribution *P

* (P) Permitted
*(S) Special Exception



