

For Sale

CBRE

# Flex Warehouse

372 SW Windswept Glen, Lake City, FL 32024

## 7,500 SF Industrial Building



### Highlights

- + Now under construction in one of Lake City’s fastest-growing industrial parks with expected completion November 2025
- + Prime opportunity for businesses seeking modern space with excellent logistical access, or for the investment buyer
- + Ideal for warehousing needs, logistics, light manufacturing, or service-based industrial operations
- + Excellent access to major transportation corridors including I-75 , SR-47 and I-10
- + Building Features:
  - 2,500 SF conditioned office space
  - 5,000 SF warehouse space
  - 2,500 SF mezzanine space
  - 3 drive-in doors (14’ x 16’)
  - Lay-down yard

Building Size	7,500 SF Expected Completion November 2025
Lot Size	±2.01 Acres
Zoning	ILW – Industrial, Light & Warehousing
Parcel ID	24-4S-16-03120-601
Drive-in Doors	3 (14’ x 16’)
Asking Price	Please Inquire



# Site Layout & Features

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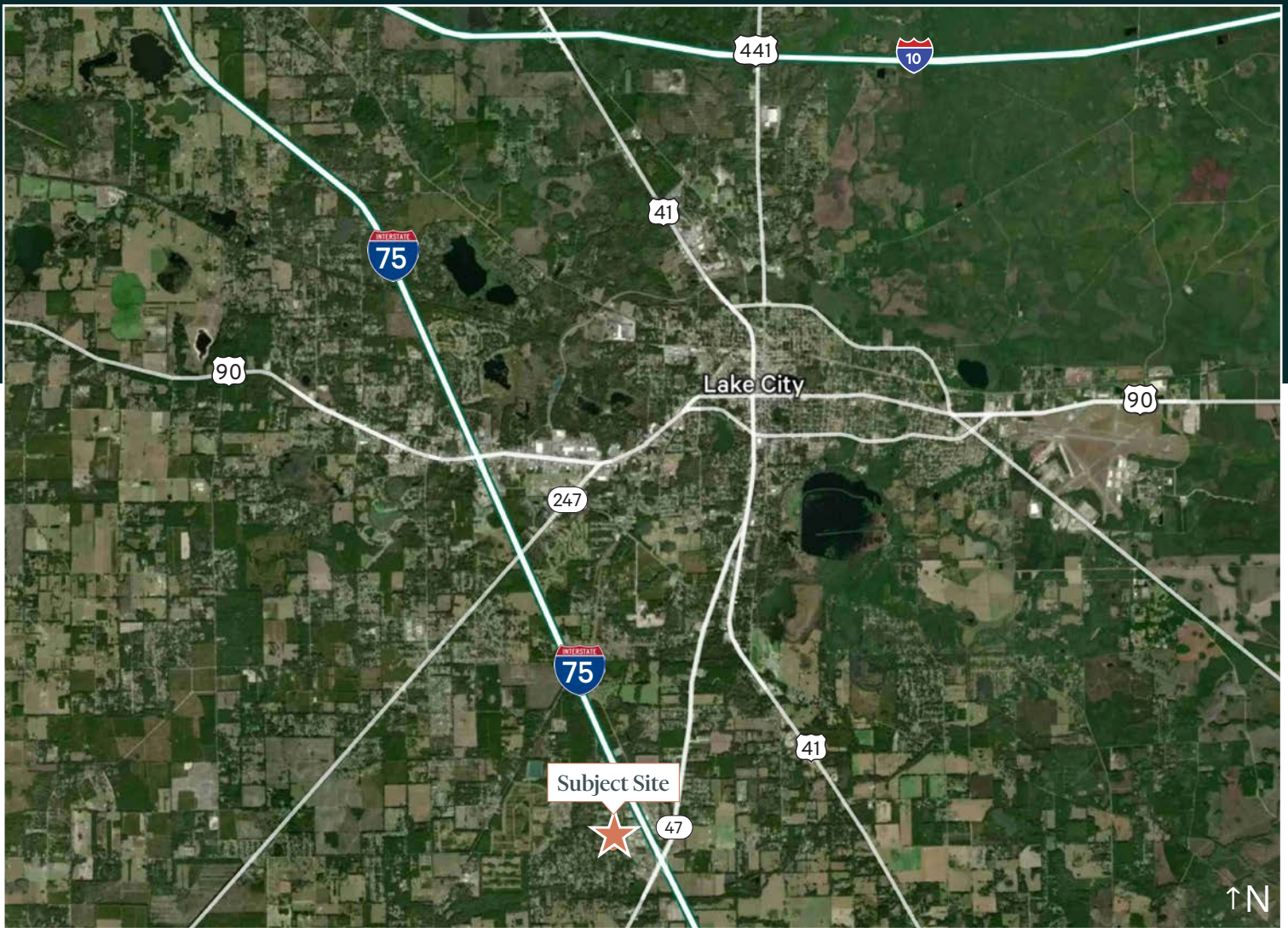
# Floor Plan



# Proximity to I-75



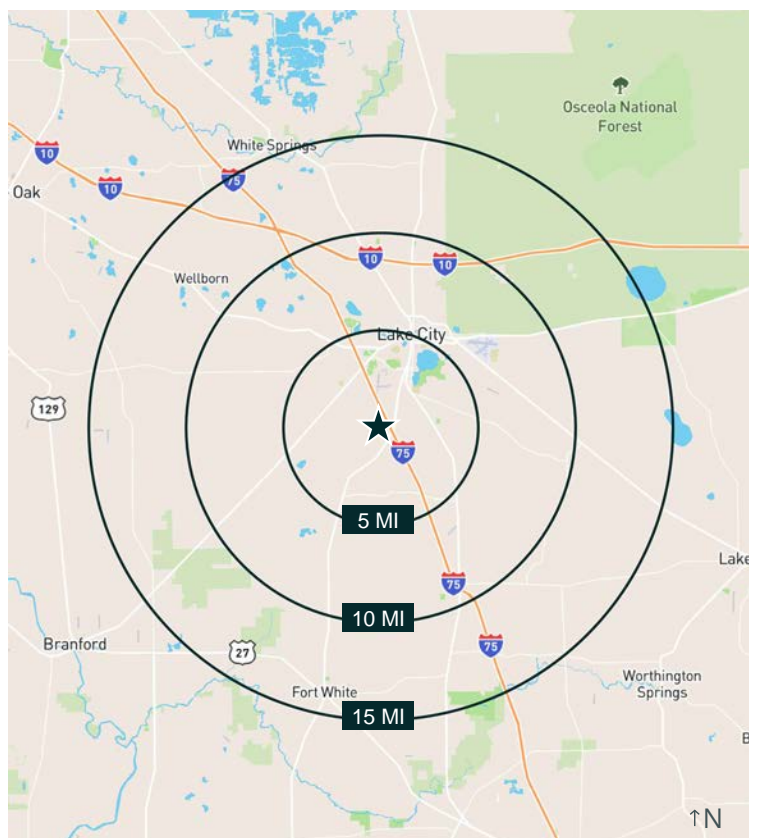


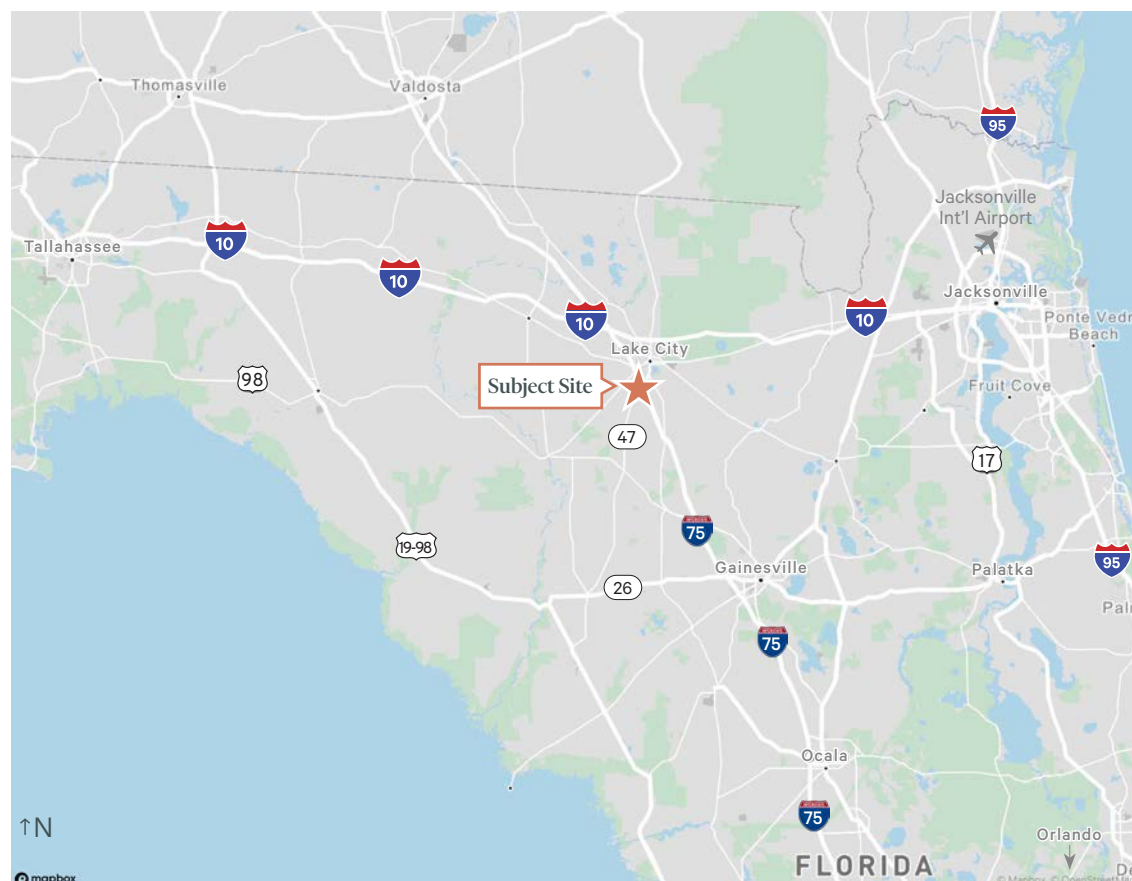


## Location Highlights

Nestled in the heart of Lake City's Windswept Industrial Park, 372 SW Windswept Glen offers unmatched connectivity and convenience. Just minutes from I-75 and SR-47, the site provides direct access to major freight corridors linking Jacksonville, Tallahassee, and Gainesville. Its strategic North Florida location places it within a one-hour drive of Jacksonville International Airport and key distribution hubs, making it ideal for regional logistics and service operations. Nearby retail centers, healthcare facilities, and workforce housing further enhance the appeal for businesses and employees alike.

Demographics	5 Mi	10 Mi	15 Mi
Population	26,920	55,965	76,881
Daytime Population	31,348	58,716	72,658
Housing Units	11,683	24,458	32,656
Avg HH Income	\$81,983	\$80,286	\$81,016
Businesses	1,505	2,464	2,785





## Points of Interest

### State Road 47 (SR-47)

1 mile

### Interstate 75 (I-75)

1.5 miles

### CSX Rail Line

2.5 miles

### I-10/I-75 Interchange

12 miles

### Gainesville

42.8 miles

### Jacksonville

66 miles

### Jax International Airport

75 miles

### Ocala

76 miles

### Tallahassee

109 miles

### Orlando

150 miles

## Lake City, Florida

Lake City is located in North Central Florida at the intersection of Interstate 75 and Interstate 10, offering convenient access to major cities such as Jacksonville, Tallahassee, and Gainesville. The area supports a mix of industrial, commercial, and residential development, with a growing logistics and manufacturing presence. The city is home to Florida Gateway College, which contributes to local workforce training and education. Nearby natural areas like Ichetucknee Springs State Park and Osceola National Forest provide recreational opportunities and contribute to the region's overall quality of life. Lake City's infrastructure and location make it a practical choice for businesses looking to serve North Florida and the broader Southeast region.

## For More Information, Please Contact:

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