



It's time to **own** your future.

Studios at Cedar Point
COMING SPRING 2026

About us



Company profile

EZ Warehouse and Storage was created to provide opportunities for individuals to own their own warehouse building for storage or small business needs. When we began this company we had 2 big questions in mind: 'How can we support small business?' And, 'How can we use this company to better our community?'

It's really as simple as it sounds. Our affordable and customizable warehouses are specifically developed and priced with our clients in mind. So whether you're a local craftsman, running an online business, or looking for a safe spot to keep your RV, we want to give you an option that fits your needs both now and for years to come. When you own a warehouse with EZ, it's a chance to own a piece of your future.

On top of that, a portion of every dollar that EZ earns goes back into a charitable fund called the 'Light + Life' campaign. Your investment has the chance the better the lives and wellbeing of those in need in our community and beyond.

It's time to own your future.

Sincerely,

Calvin Gardner & Ron Southard



Calvin Gardner

Managing Partner

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Ron Southard

Senior Partner

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Property details

Studios at Cedar Pointe



Overview

Studios at Cedar Pointe was created to provide opportunities for individuals to own their own warehouse building for storage or small business needs. The Studios at Cedar Pointe will allow individuals and businesses a financially affordable place to store items like RV's and boats in a secure building or run small businesses that require warehousing of goods. Owners will be able to finish out the interior to reflect their needs for adult toy storage (rv's, boats, cars, trucks, etc), office warehouse, or small service businesses. The location in Sanford is just north of FL-46 and less than 2 miles east of I-4 which makes this property accessible to the communities in Debary, Lake Mary, and the greater Central Florida area.



Small business

A home base for all your small business needs.



Office warehouse

Keep your logistics moving with a space to call your own.



Specialty storage

RV? Hotrod? Secure a spot to store your ride.

Why choose EZ?

There's nothing else out there like Studios at Cedar Pointe. Where else can you own a warehouse and the physical footprint (actual property) for under \$300k? It's a one of a kind solution for your business, warehouse, or toy storage needs. We're committed to helping small business and independent owners get a leg up and expand your impact.

Investing

Studios at Cedar Pointe provides a great opportunity for investors to purchase and lease space as an income producing property. It allows the purchase of single units or can be multiple units that can be connected. The intent of the project is for a clean, quiet, secure industrial park that does not allow any retail automotive uses.

Site details

Site details

Studios at Cedar Point consists of 21 warehouses in two sizes: 30'x40' 1200 sq ft and 30'x60' 1800 sq ft. all of which are fitted with an oversized garage door. The base unit can be finished according to the need of the buyer. The ownership will be a condominium where the owner owns the slab the building is located on.

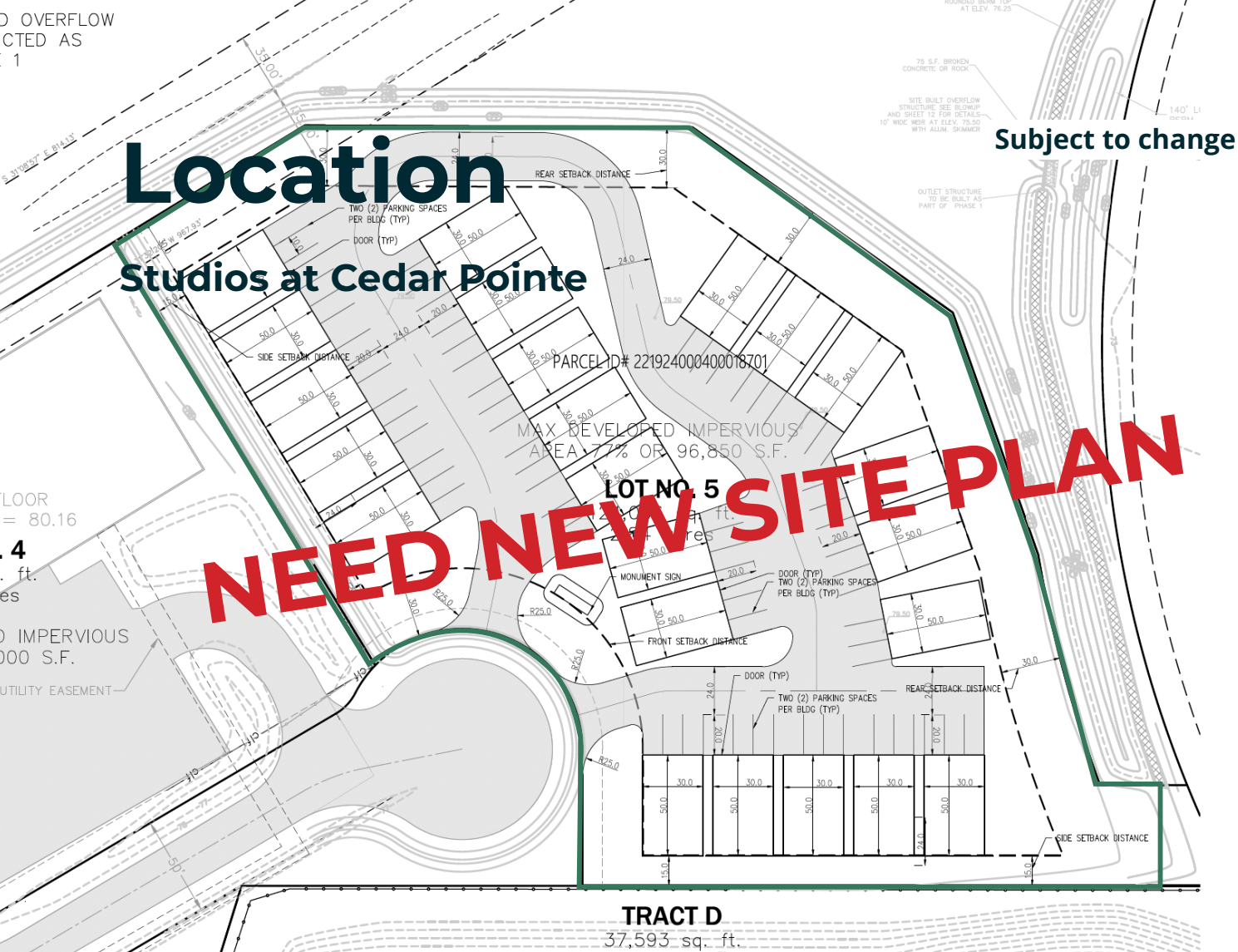
Security

Each warehouse will offer locked entry points and the property will be lit at night. For any additional security each owner can add on to their unit. Additionally, the association has the ability to determine and take the necessary steps to ensure all properties are safe with extra measures.



Customization

- Red steel option
- Office
- Restroom
- Epoxy floors
- Large overhead fan
- Upgraded insulation
- Option to purchase multiple buildings and connecting them
- May have the choice of larger buildings
- Window
- Condominium restrictions
- Designed to be clean warehouse park with no automotive uses
- Tenant will have limited parking and are encouraged to park inside buildings overnight



Prime location for growth

Storage Studios at Cedar Pointe is a highly sought-after location due to its strategic positioning and the region's robust economic growth.

Situated centrally just east of I-4 and north of SR-417 in Sanford the Studios at Cedar Pointe offers excellent accessibility benefiting from high traffic volumes on these major thoroughfares as well as easy access to nearby markets and communities.

2+ markets

This property is in close proximity to Debarry and Lake Mary. The rapid growth of both of these areas help ensure a large demand for both commercial and industrial spaces.

Positioned for success

Sanford is self-described as a "gateway to the Orlando MSA" with both a charming historic downtown and a solid light-industrial component including multiple industrial parks. This setting gives small business owners a great mix of small-town charm with a rapidly growing and diversified economy.

The combined proximity to Orlando Sanford International Airport (SFB), multiple growing cities, quick access to I-4 and SR-417 means that the possible connections are vast.

Cost breakdown

The initial purchase cost of a warehouse starts at \$299,999.

There will be a small condominium association fee that includes property maintenance, and landscaping along with the fee for the Studios at Cedar Pointe development and insurance. Fee to be determined.

Estimated availability date: Spring 2026

Income feasibility:

1,200 or 1,500 SF Warehouse Building

Market Rent NNN	\$ 13.75
Monthly Rent	\$ 1,718.75
Gross Potential Income (GPI)	\$ 20,625.00
V&C @2.5%	\$ (618.75)
Effective Gross Income (EGI)	\$ 20,006.25
Expenses 5%	\$ (1,200.38)
Net Operating Income (NOI)	\$ 18,805.88
Cap Rate	6.25%
Value	\$ 300,894.00

Questions?

Ready to take the next step?

Contact us today:

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