

**FOR
LEASE**

**APPROVED OUTSIDE STORAGE
DEVELOPMENT**

**CR 448 & CR 561
TAVARES, FL 32778**



PROPERTY HIGHLIGHTS

- 9.2+/- Acres Zoned Heavy Industrial
- Approved for 183 Spaces with the Approved Site Plan by the City of Tavares January 2024. (Attached on the 2nd page)
- Market Rents per space range in the \$200/month/space
- 383' of frontage on CR 448 and 1,076' Deep
- Cleared, Flat Land, with utilities at the site
- Quick Access to Transportation, CR 561, CR 448, and Close to HW 19 and 441
- Rail Access is located at the rear of the property
- Between 84 Lumber and Blue Rhino
- **Lease Option Available. Potential BTS for Credit Tenant**
- **Monthly Rent: \$15,000 Absolute NNN**

CONTACT

Vincent F. Wolle
407-448-1823 *mobile*
CREManager@Gmail.com

Results Real Estate Partners, LLC
Licensed Commercial Real Estate Brokers
108 Commerce Street, Suite 200
Lake Mary, Florida 32746

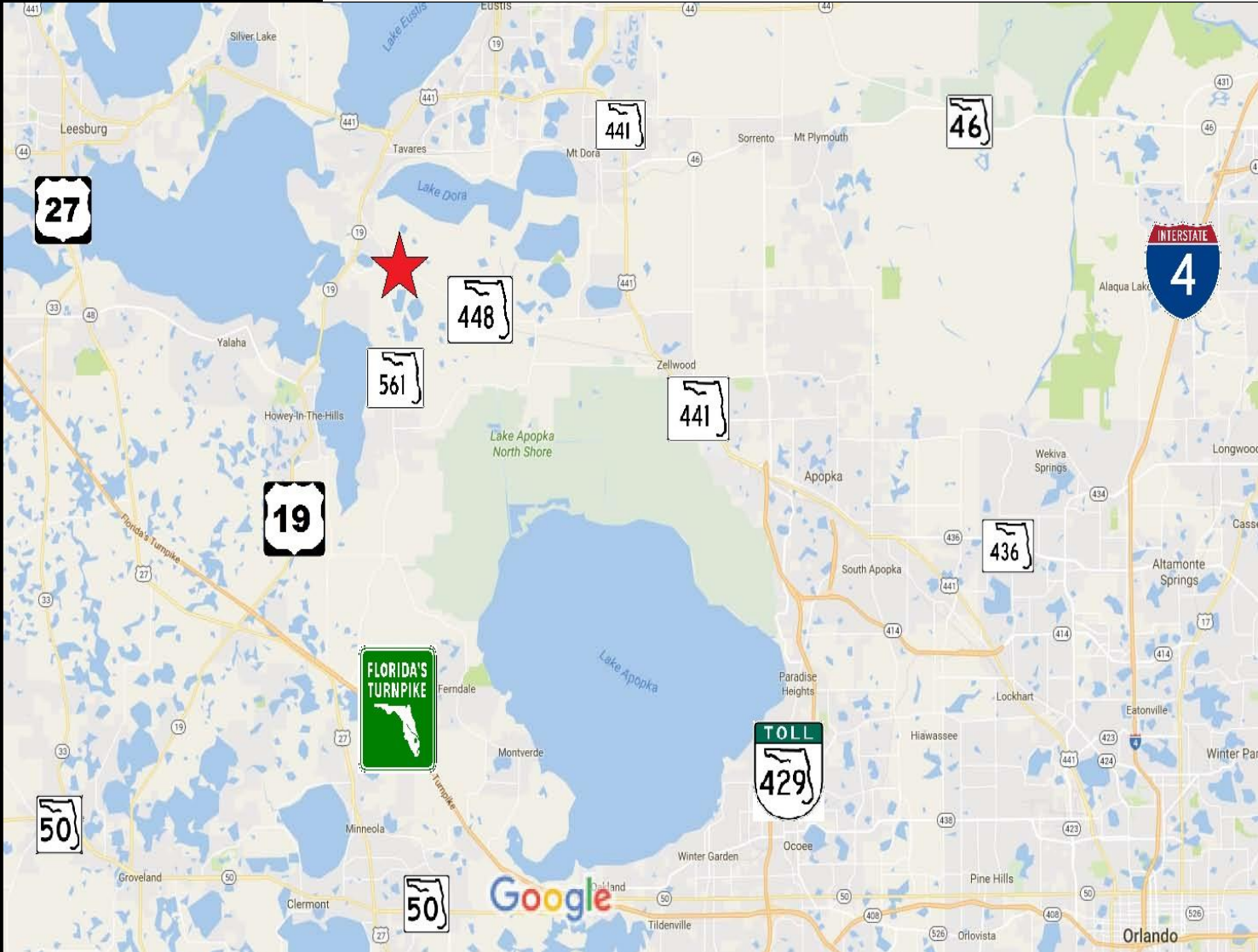
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www.ResultsREPartners.com

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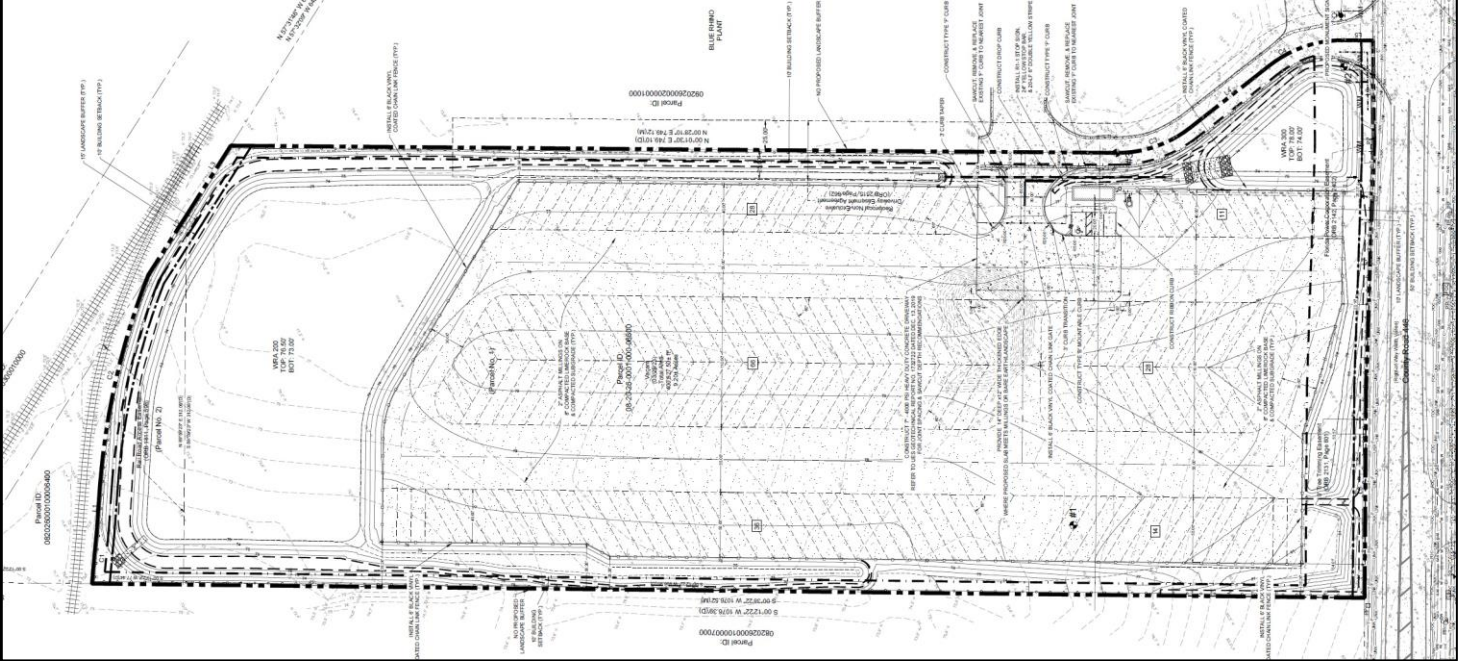
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FOR LEASE

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PARKING CALCULATION	
OFFICE	
TOTAL AREA	436 SF
PARKING RATE	1 PER 250SF
CALCULATION	436/250 = 1.7
SUBTOTAL REQUIRED	2 SPACES
TOTAL REQUIRED PARKING	2 SPACES
TOTAL REQUIRED BICYCLE PARKING	1 SPACE



LEASABLE SPACE COUNT:
183 SPACES

GENERAL NOTES:

- PARCEL INFORMATION
 - ALTERNATE KEY - 383361
 - TOTAL AREA - 49.20 AC (AS DEPICTED)
 - EXISTING LAND USE & ZONING (CITY OF TAVARES)
 - ZONING - I (INDUSTRIAL)
 - FUTURE LAND USE - INDUSTRIAL
- LAND PLANNING
 - MAX ISR - 75%
 - TOTAL FINAL IMPERVIOUSNESS = 5.52 AC (60% ISR)
 - EXISTING IMPERVIOUSNESS = 6.13 AC (1.4% ISR)
 - MAX BUILDING HEIGHT - 5'0"
 - BUILDING SETBACKS
 - FRONT - 5' (CR448 IS A COUNTY SECONDARY HIGHWAY)
 - SIDE - 10'
 - REAR - 10'
 - LANDSCAPE BUFFERS
 - STREET - 10' TYPE 'B'
 - SIDE - NONE PROPOSED (INDUSTRIAL ADJACENT)
 - REAR - 15' TYPE 'C'
- PARKING REQUIREMENTS
 - OFFICE - 1 SPACE PER 250 SF
 - BIKE PARKING - A MINIMUM OF 1 PARKING SPACE IS REQUIRED, OTHERWISE BIKE PARKING = 1% OF TOTAL PARKING SPACES
 - LOADING ZONES - FOR OFFICE USES GREATER THAN 20,000 SF, 1 SPACE IS REQUIRED. (NO SPACES REQUIRED FOR THIS PROJECT)
- THIS PARCEL DOES NOT LAY WITHIN THE 100YR FLOODPLAIN PER FEMA MAP PANEL NO. 12060305E DATED: 12/19/2012
- SITE SOILS INCLUDE:
 - CANDLER SANDS (0-5% SLOPES) (TYPE 'X')
 - CANDLER SANDS (5-12% SLOPES) (TYPE 'X')
 - OWA OWA WET FINE SAND (0-2% SLOPES) (TYPE 'B/D')
 - SEFFNER SAND (TYPE 'A/D')
 - TAVARES SAND (0-5% SLOPES) (TYPE 'X')
- UTILITY PROVIDERS:
 - POTABLE WATER: CITY OF TAVARES
 - RECLAIMED WATER: N/A
 - SANITARY SEWER: CITY OF TAVARES
 - GAS: N/A
 - SOLID WASTE: CITY OF TAVARES
 - POWER: SECCO ENERGY
- BOUNDARY & TOPOGRAPHY PROVIDED BY: IRELAND & ASSOCIATES SURVEYING DATED: 04/03/23
- ALL EXISTING MONUMENTATION SHALL BE PRESERVED & PERPETUATED
- VERTICAL DATUM IS NAVD 88, HORIZONTAL DATUM IS FLORIDA STATE PLANE EAST

Planning & Zoning Division
Phone: (352) 742-6416



Building Division
Phone: (352) 742-6213

Date January 4, 2024

Civil Engineering Solutions, Inc.
David Clutts, P.E.
322 N Rockingham Ave.
Tavares, FL 32778

RE: County Road 448 (Alt Key 3833661)

Dear Mr. Clutts,

Please accept this letter as official notification that the City of Tavares has approved the site plan for Area 48. Construction may begin subject to the issuance of a Site Development Permit, Building Permits and a Pre-Construction meeting with the contractor and City Staff. Accordingly, all other applicable state or federal permits must be obtained before commencement of any development per F.S. 166.033 (6). If there are any questions with this approval, please contact this office at your earliest convenience.

Best Regards,

Terri O'Neal
Terri O'Neal
City Planner

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