

INDUSTRIAL SUITES FOR LEASE

2836 County Road 523 Coleman, FL 33521

Contact: Dan Van Nada, CCIM
Vice President of Brokerage Services

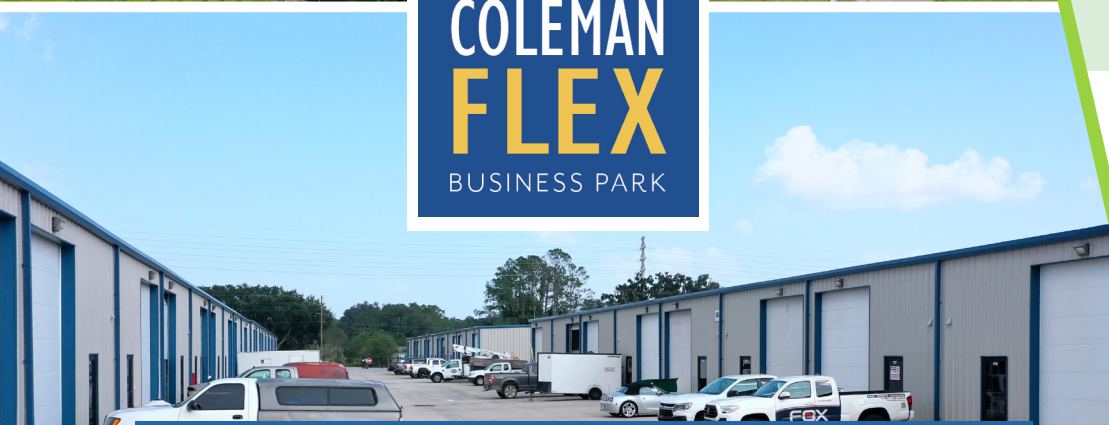
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Sales & Leasing Associate

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Sales & Leasing Associate

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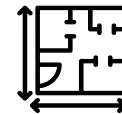


For Lease: \$13.50 / SF, Modified Gross
± 1,200 SF Available

Phase II Pre-Leasing: \$14.00 / SF, Modified Gross
± 1,200 SF Available



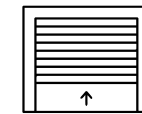
PHASE II
CONSTRUCTION
UNDERWAY



200 SF OFFICE
BUILT-OUT



1,000 SF
WAREHOUSE



14' REMOTE
CONTROLLED
ROLL-UP DOORS



FULLY GATED
BUSINESS
PARK

± 1,200 SF Industrial Flex Suites with dedicated office space, private bathrooms, independent HVAC systems, and 14-foot high remote-controlled roll-up doors

Entire Industrial Park features 24/7 video surveillance and fully gated premises, protecting Tenants' property

Excellent access to FL Turnpike (3.2 miles) and I-75 (7.5 miles) providing direct access to Orlando, Tampa & Ocala

Strategically surrounded by The Villages Master Development with new construction developments encompassing the immediate market

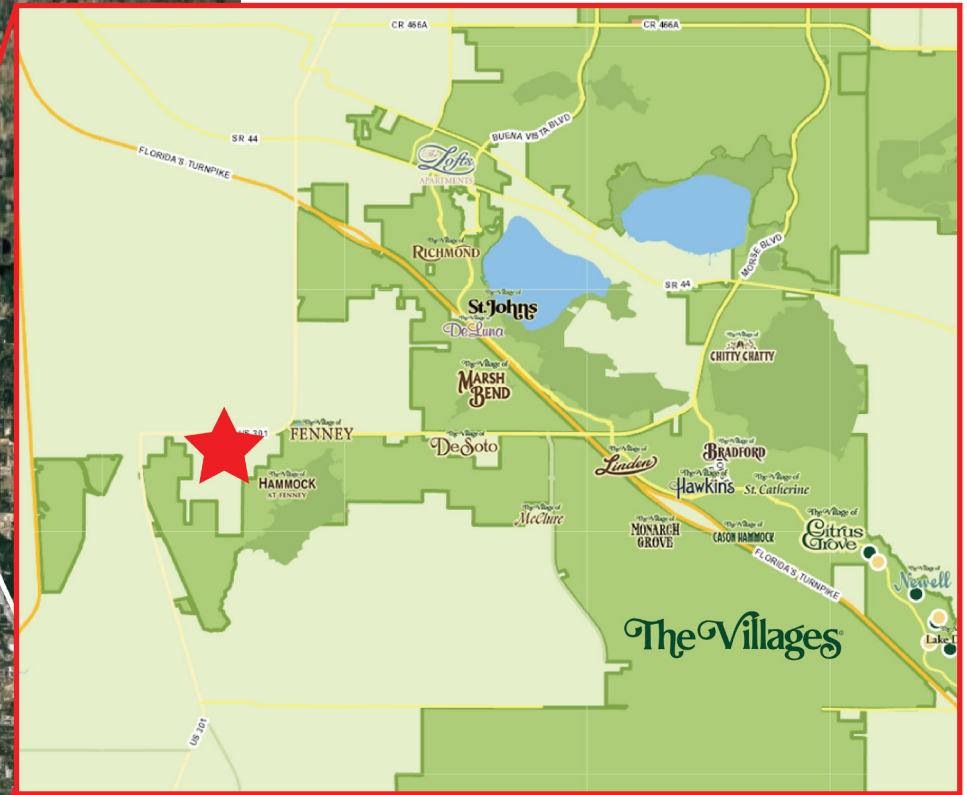
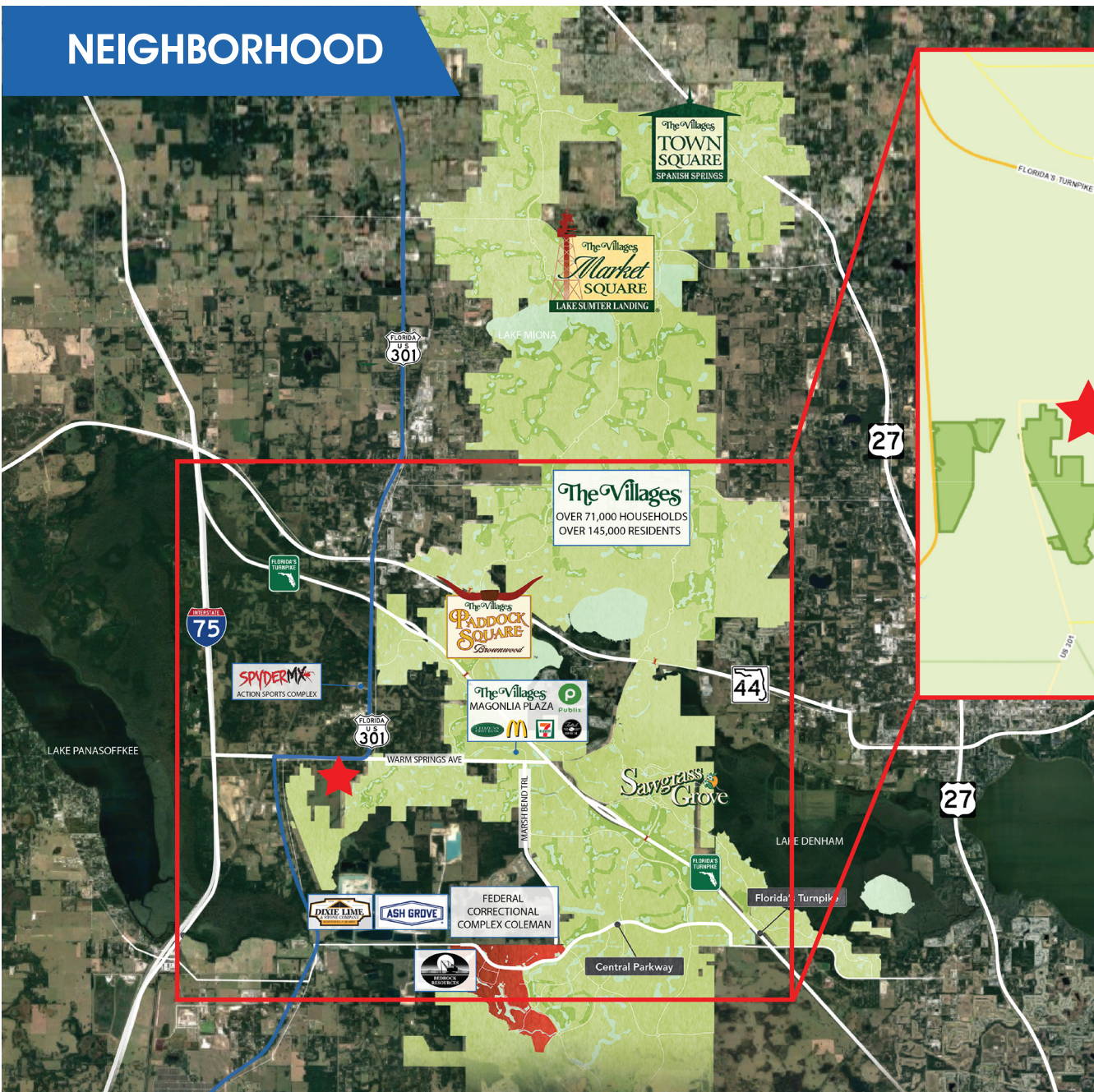
The Villages includes over 71,000 homes for over 145,000 residents with recreation centers, parks, town squares, golf courses, shopping, dining, and entertainment experiences

Building	Suite	Size	\$/SF Rate	Availability
B	2	1,200 SF	\$13.50	Jan. 1 2025
C	10	1,200 SF	\$13.50	Dec. 1 2024
D	5-6	2,400 SF	\$13.50	Jan. 1 2025
D	7	1,200 SF	\$13.50	Jan. 1 2025
F	4	1,200 SF	\$13.50	Immediately
Phase 2	-	1,200 - 11,000 SF	\$14.00	Feb. 1 2025

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

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NEIGHBORHOOD



The Villages®

- The largest 55+ community in the world
- Ranked +1 Master Planned Community 11 years counting by RCLCO
- Home to over 145,000 residents
- Over 71,000 homes with many more under development
- Nearly 4,000 homes sold in 2022

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LOCATION

Drive Times & Traffic Counts



5 minutes
(3.2 miles)



7 minutes
(3.9 miles)



9 minutes
(7.5 miles)



18 minutes
(12.2 miles)



24 minutes
(18.2 miles)



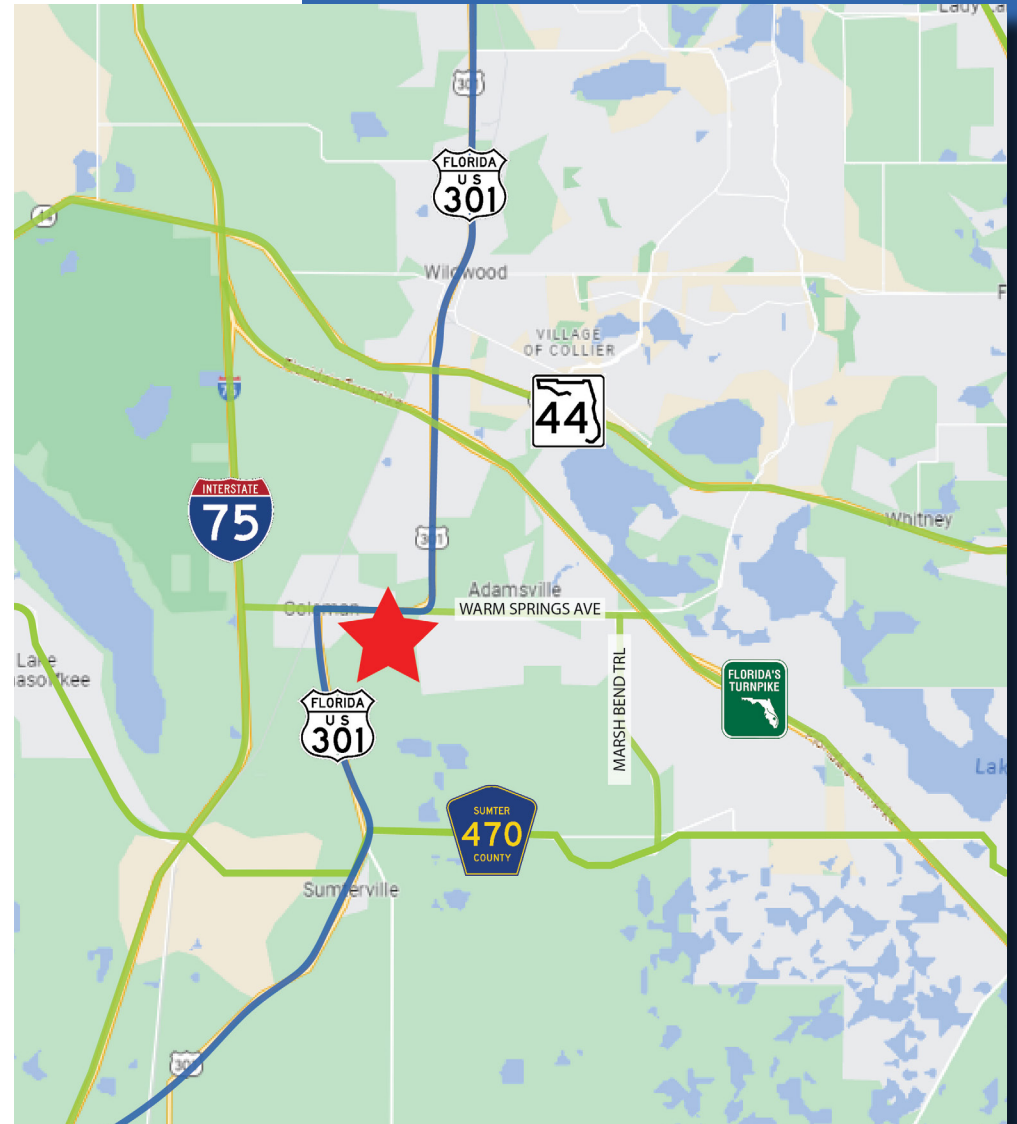
40 minutes
(48.9 miles)

Average Annual Daily Trips

2023

US Highway 301 28,500

Florida's Turnpike 56,245



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SITE PLAN

**COLEMAN
FLEX**
BUSINESS PARK



ACCESS

- Phase II will increase access to the park, creating a new thru-property truck route
- 1: Existing access from Sumter CR 523
- 2: New access to Phase II from E Warm Springs Ave

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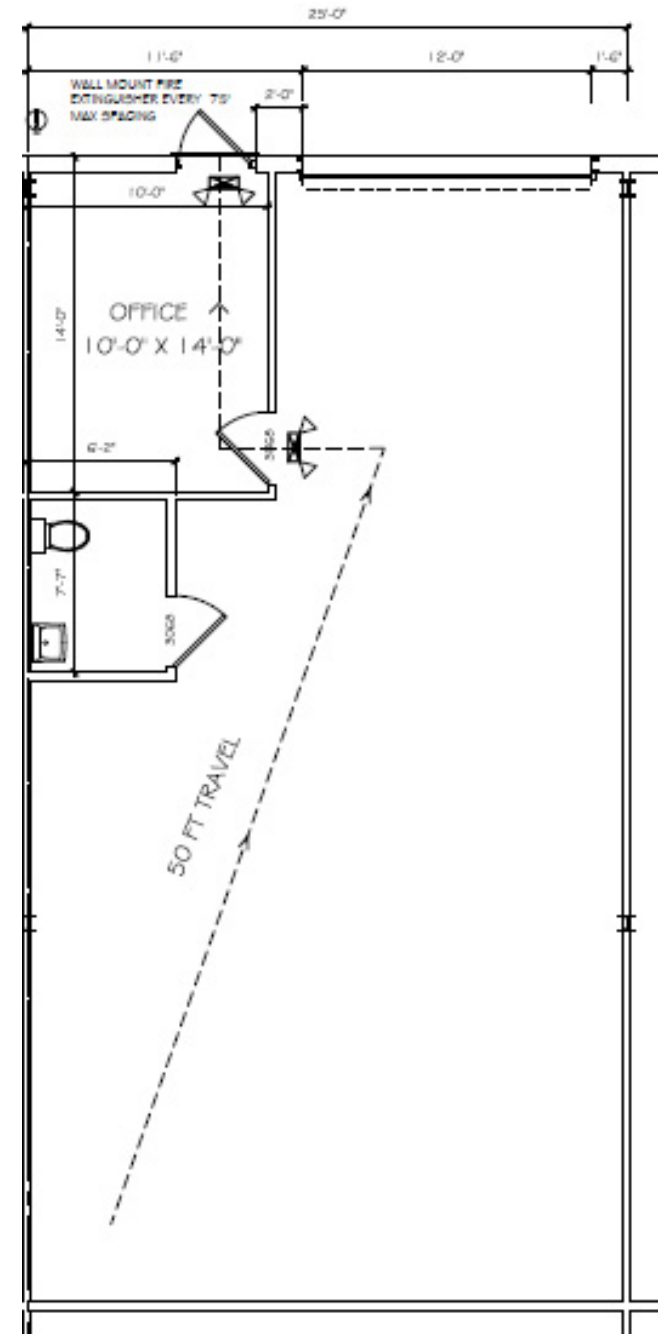
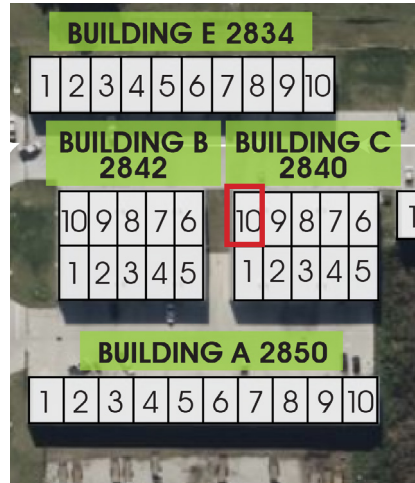
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Commercial Real Estate Services

SUITE C10: 1,200 SF

BUILDING C FLOORPLAN

- 1,200 SF Suite
- (1) roll-up door (12' x 14') - remote controlled
- 200 SF Office built-out with private restroom and 1,000 SF Warehouse
- Electrical voltage 220, single phase 80 AMP
- Independent HVAC system



**Sample Suite Photos*

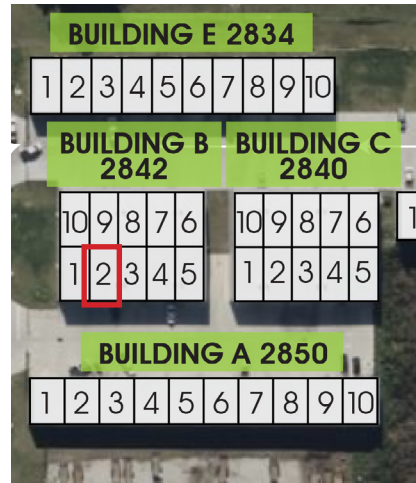
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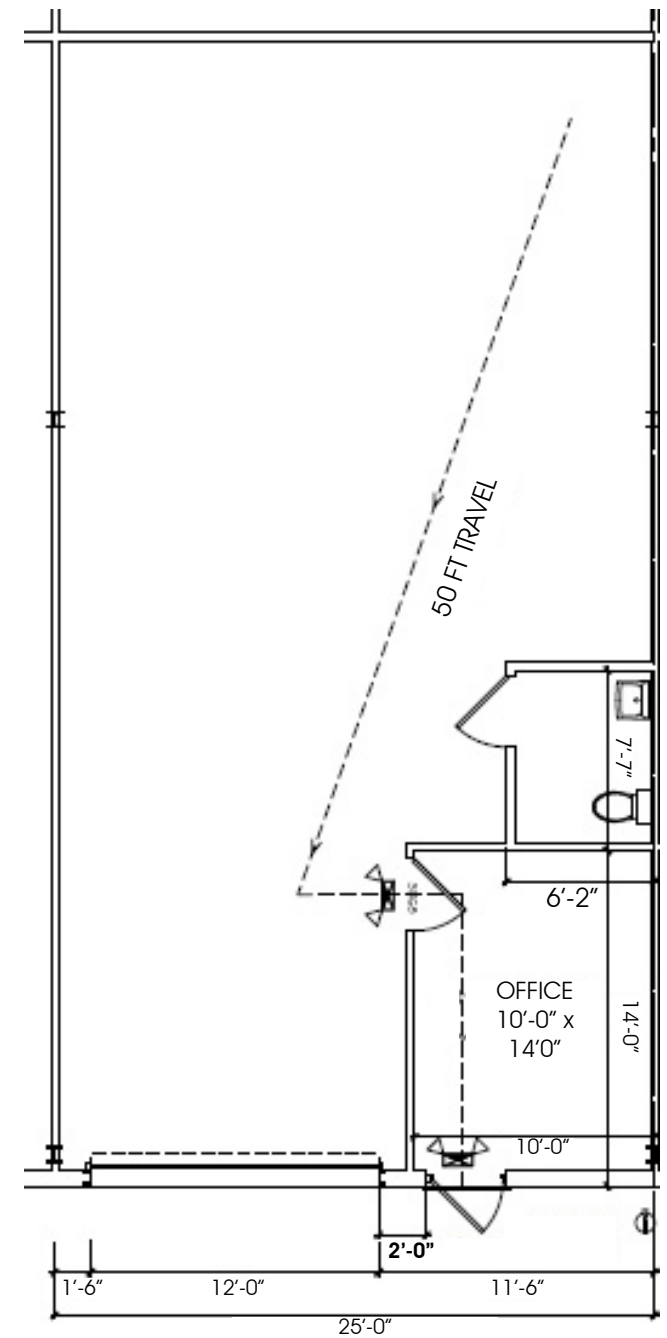
SUITE B02: 1,200 SF

BUILDING B FLOORPLAN

- 1,200 SF Suite
- (1) roll-up door (12' x 14') - remote controlled
- 200 SF Office built-out with private restroom and 1,000 SF Warehouse
- Electrical voltage 220, single phase 80 AMP
- Independent HVAC system



**Sample Suite Photos*



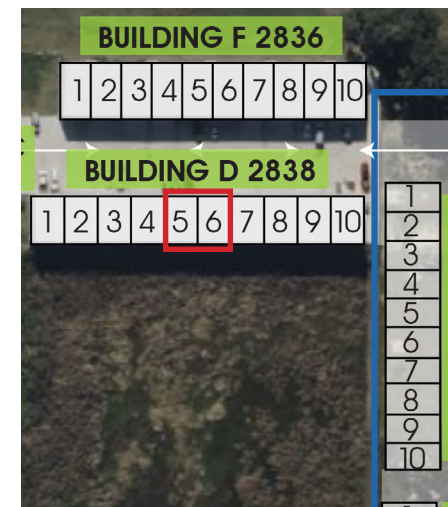
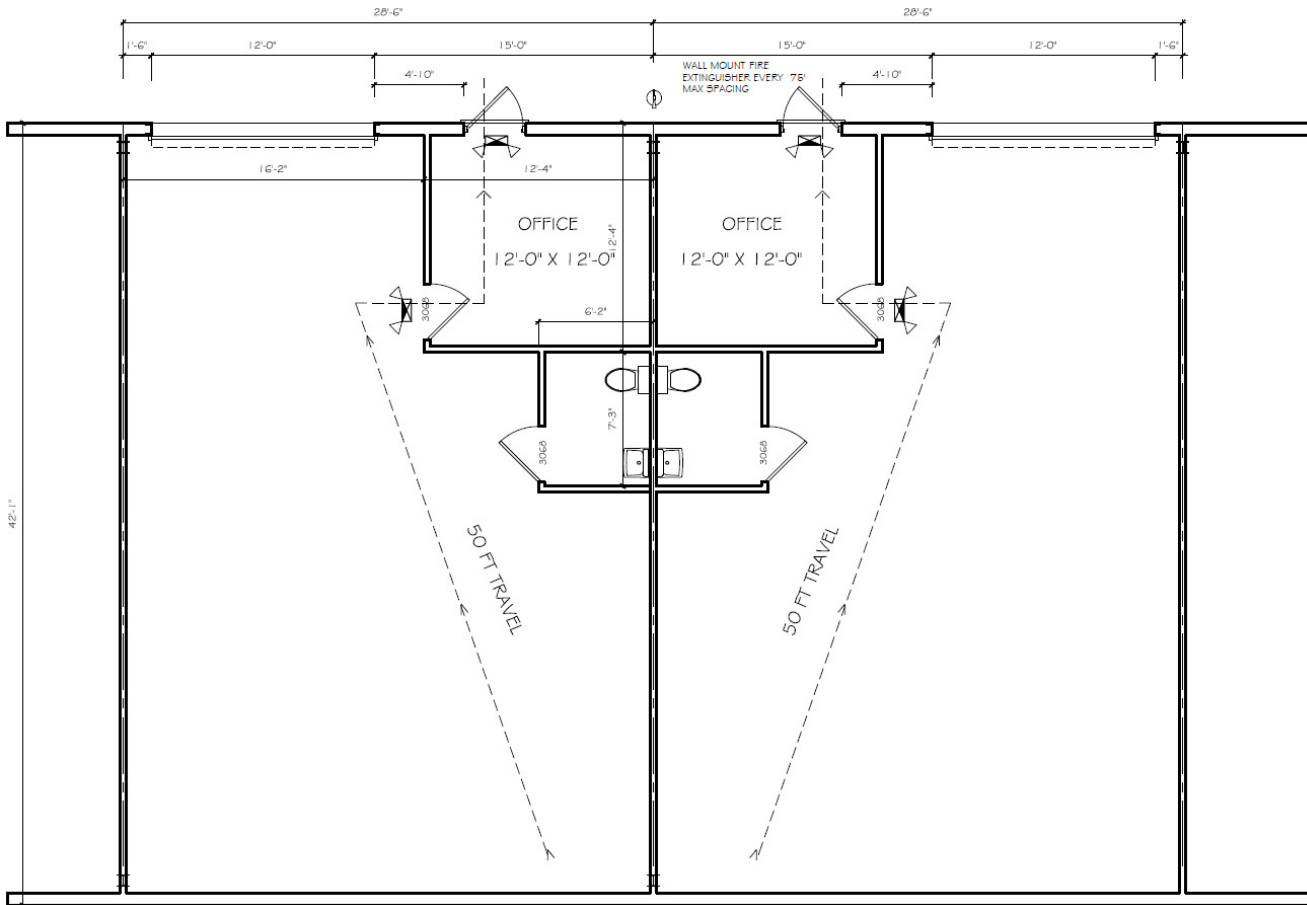
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SUITE D5-6: 2,400 SF

- 2,400 SF Suite
- (2) roll-up door (12' x 14') - remote controlled
- 400 SF Office built-out with private restroom and 2,000 SF Warehouse
- Electrical voltage 220, single phase 80 AMP
- Independent HVAC system

BUILDING D FLOORPLAN



*Sample Suite Photos

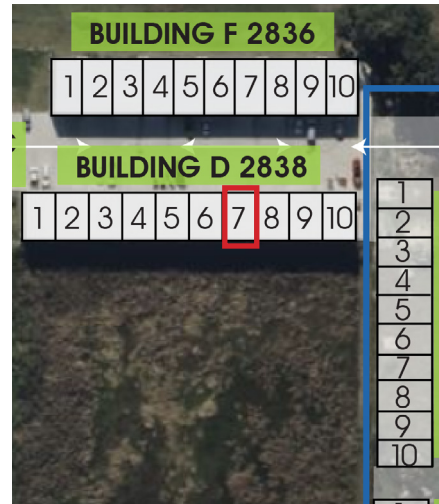
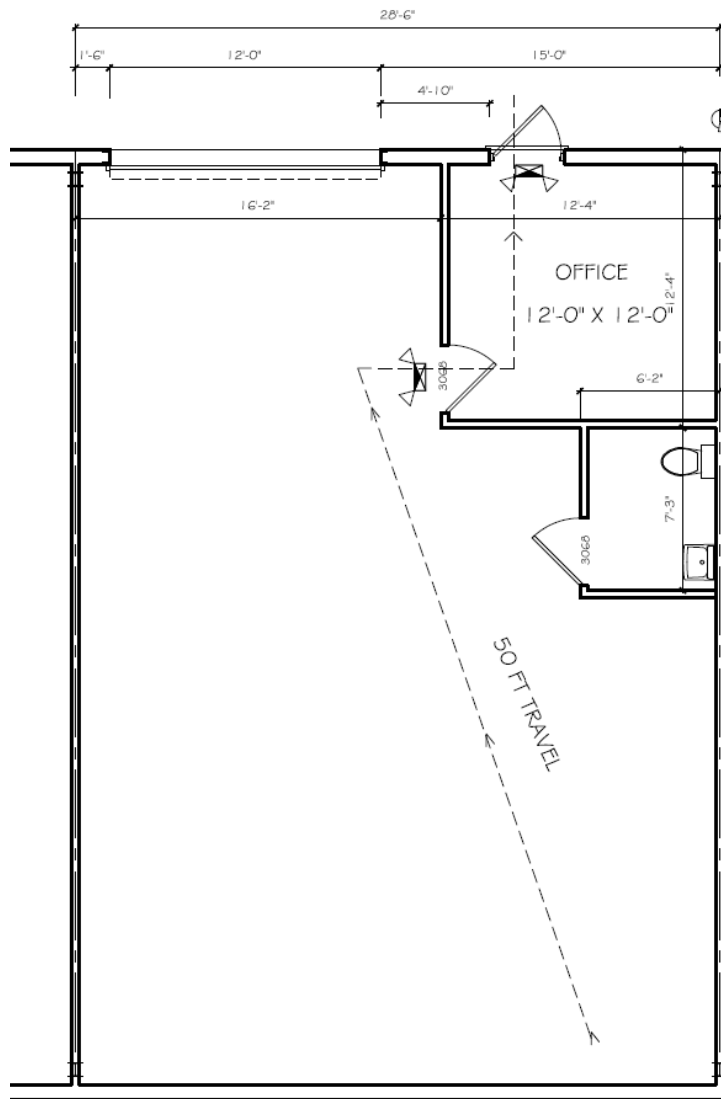
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 Commercial Real Estate Services

SUITE D7: 1,200 SF

BUILDING D FLOORPLAN



- 1,200 SF Suite
- (1) roll-up door (12' x 14')
 - remote controlled
- 200 SF Office built-out with private restroom and 1,000 SF Warehouse
- Electrical voltage 220, single phase 80 AMP
- Independent HVAC system



**Sample Suite Photos*

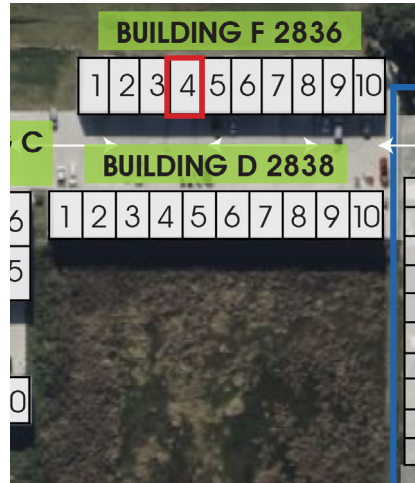
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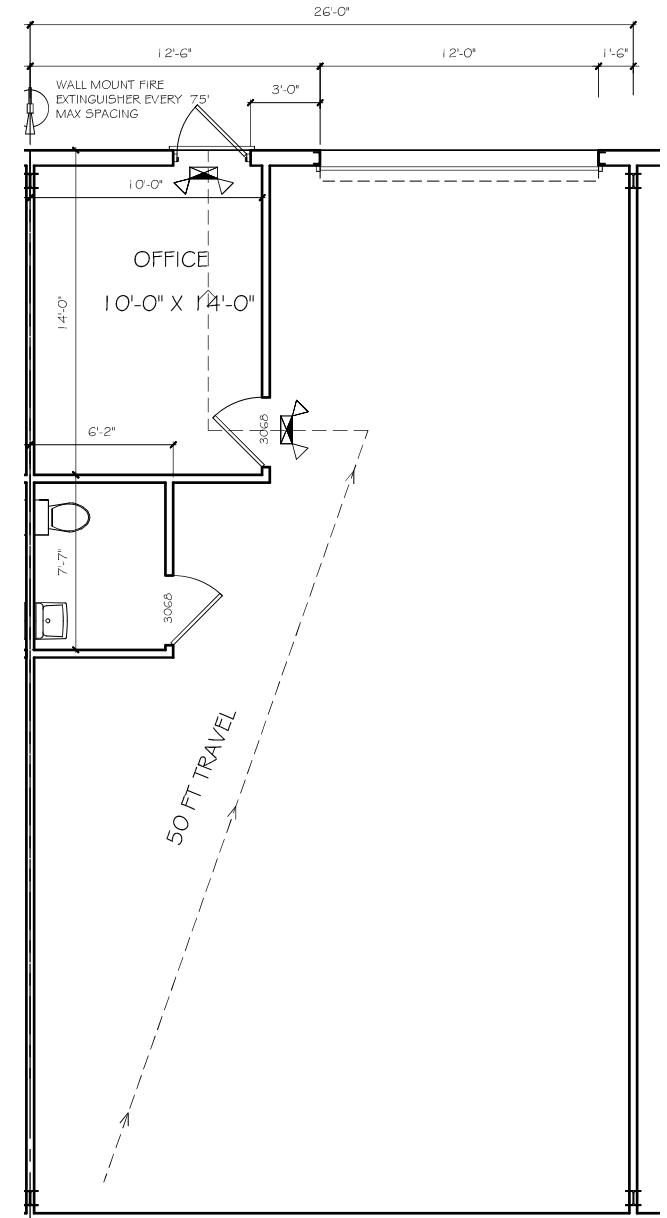
SUITE F4: 1,200 SF

BUILDING F FLOORPLAN

- 1,200 SF Suite
- (1) roll-up door (12' x 14') - remote controlled
- 200 SF Office built-out with private restroom and 1,000 SF Warehouse
- Electrical voltage 220, single phase 80 AMP
- Independent HVAC system



*Sample Suite Photos



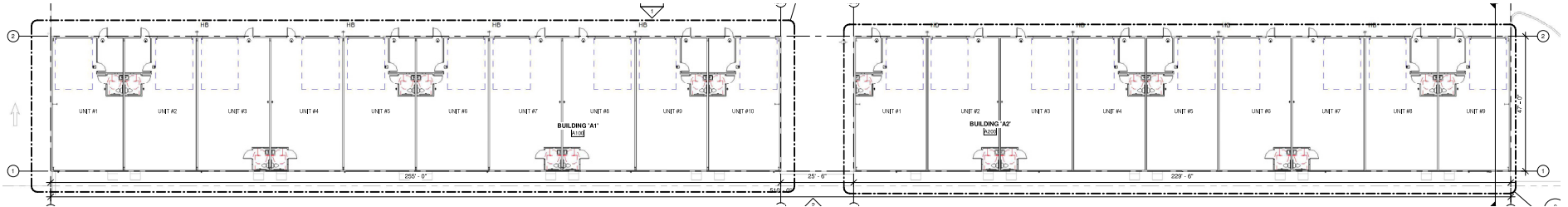
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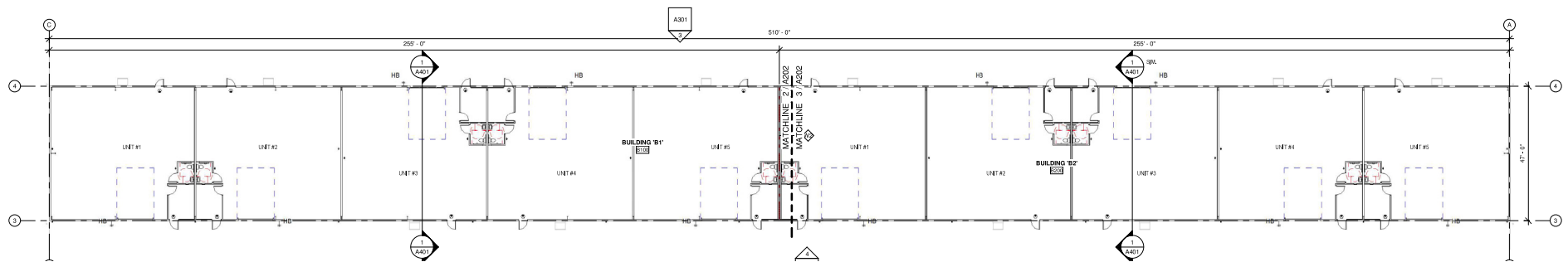
PHASE II: PRE-LEASING

- 1,200 - 11,000 SF Suites Available Feb. 1
- All units equipped with 3-phase power

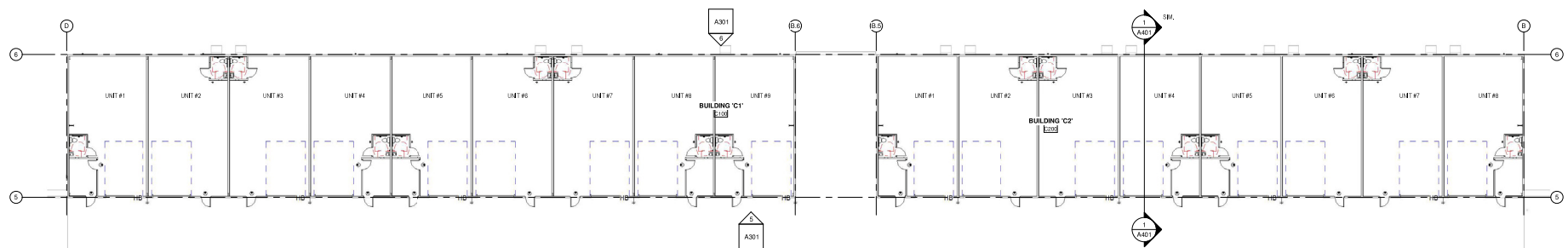
BUILDINGS G & H (1,200 SF BAYS)



BUILDING I (2,400 SF BAYS)



BUILDINGS J & K (1,250 SF BAYS)



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