

Industrial Outdoor Storage With Immediate Access to I-75 & FL's Turnpike

3.25 ACRES + 2,000 SF OFFICE

1935 County Rd 525E
Sumterville, FL 33585

DEDICATED OFFICE SPACE | 5 MILES FROM FL'S TURNPIKE | FLEXIBLE TERMS



Industrial & Logistics

1935 County Rd 525E, Sumterville, FL 33585

For Lease

Property Summary

Now available for lease: a 3.25-acre industrial outdoor storage (IOS) lot featuring a dedicated 2,000 SF office. This site offers a secure and versatile layout ideal for truck/trailer parking, equipment and container storage, construction materials, fleet staging, or laydown yard operations.

Located with easy access to major highways, the property is well suited for logistics, construction, and service-based businesses seeking flexible outdoor storage space with on-site office functionality. Ready for immediate occupancy.

Highlights:

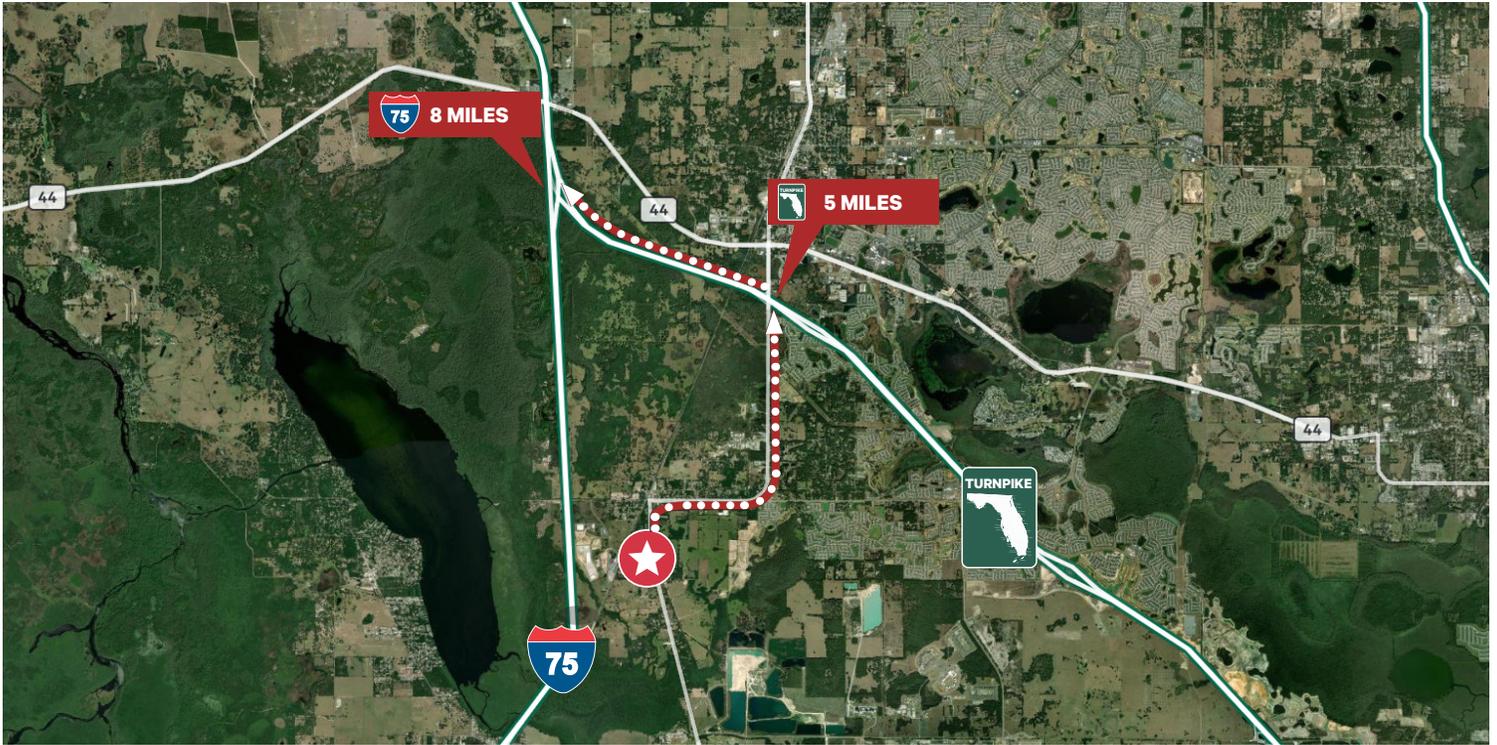
- 3.25 AC Available
- Dedicated 2,000 SF Office
- Well Lit
- Secured
- \$9,500 Per Acre (Month) NNN

Types of Uses:

- Truck / Trailer Parking
- Container / Equipment Storage
- Construction Materials
- Fleet / Vehicle Storage
- Laydown Yard
- Landscaping Materials



Location Highlights



STRATEGIC TRANSPORTATION HUB

Situated in the heart of Central Florida, Sumterville provides exceptional connectivity:

 **Highway Access:** Interstate 75 and Florida's Turnpike intersect nearby, facilitating efficient north-south and east-west freight movement.

 **Major Routes:** U.S. Highway 301 and State Roads 44, 470, and 471 traverse the area, enhancing regional accessibility.

 **Rail Connectivity:** The CSX S-Line freight corridor runs through Sumter County, offering direct rail access for bulk goods transportation.

Proximity to Ports and Airports

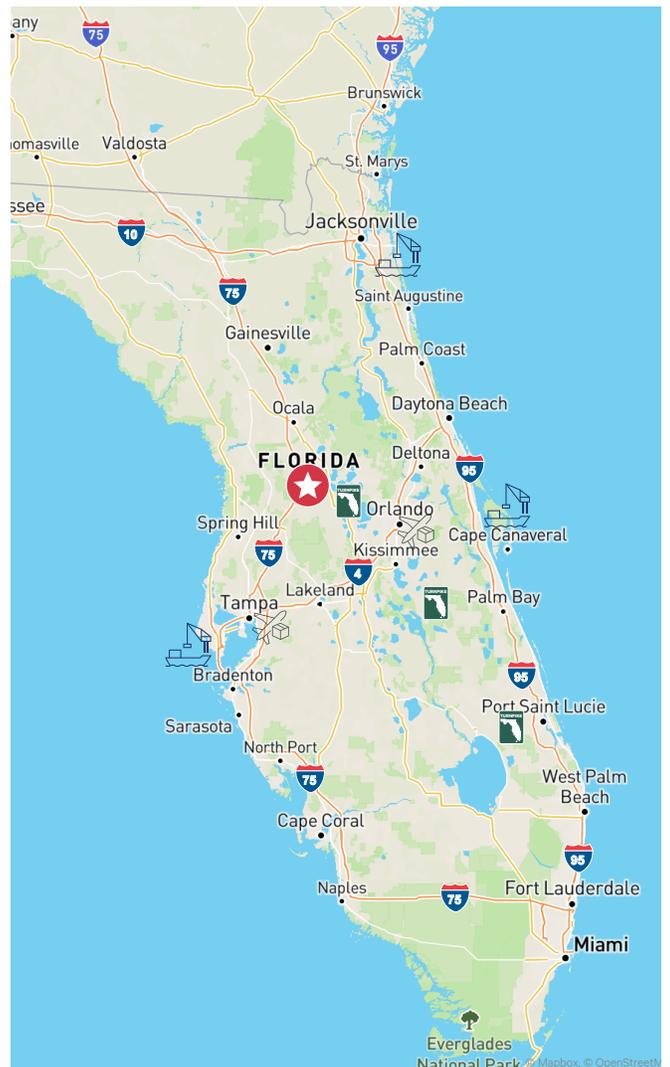
 **Seaports:** Port Tampa Bay (~1 hour), Port Manatee (~1.25 hours), and Port Canaveral (~1.75 hours) are within reach, supporting import/export activities.

 **Airports:** Orlando International and Tampa International Airports are approximately an hour away, facilitating air cargo operations.

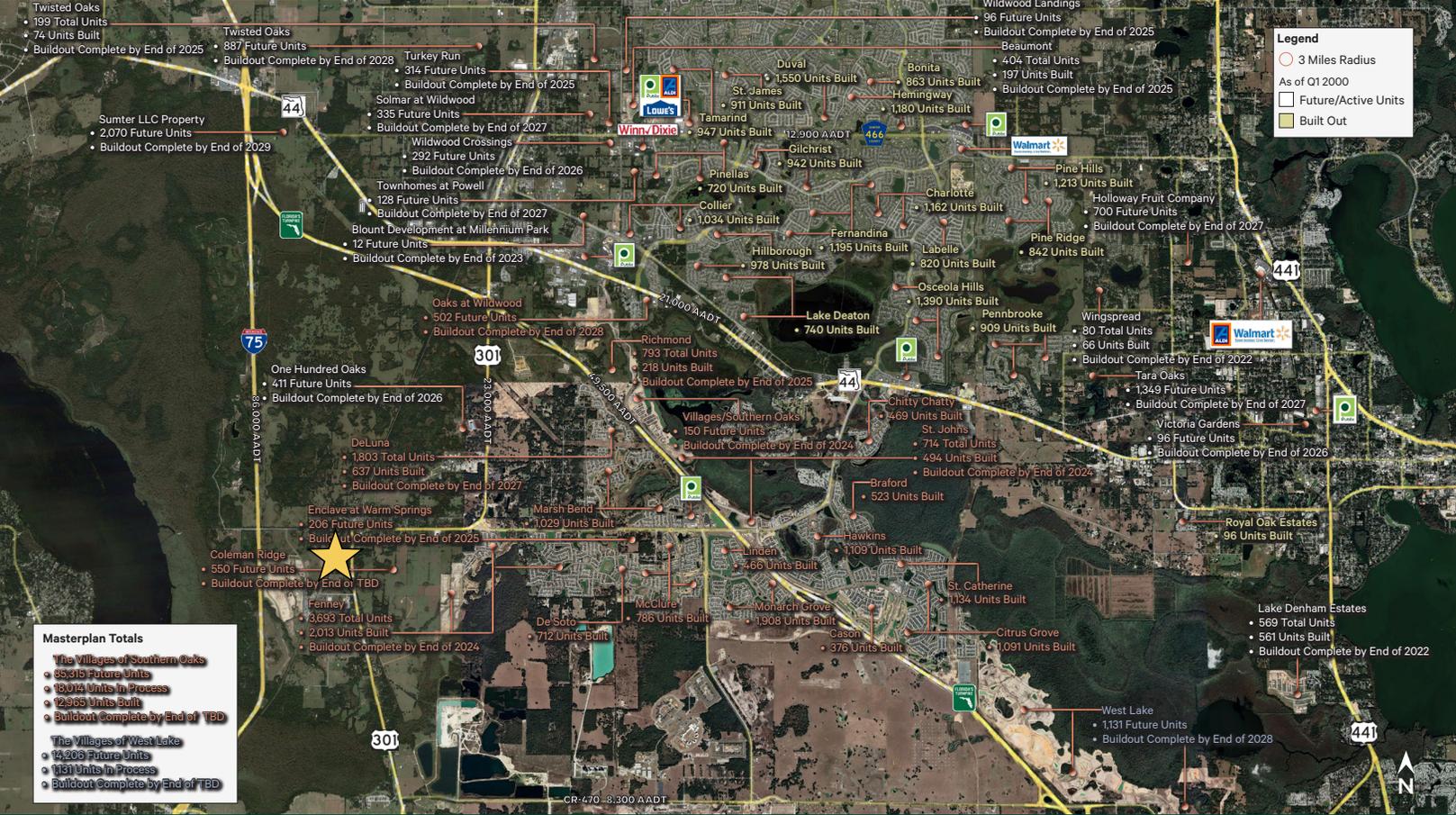
GROWING WORKFORCE AND ECONOMIC CLIMATE

Workforce Availability: Over 1.3 million individuals aged 18–54 reside within a 40 minute drive, ensuring access to a skilled labor force.

Economic Growth: Sumter County has experienced significant economic development, with substantial investments in manufacturing and logistics sectors.



Sumterville | Wildwood | The Villages, FL



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