

Industrial/Flex Space With Immediate Access to I-75 & FL's Turnpike

3384 NE 34th Ave
Wildwood, FL 34785

MOVE-IN READY SPACES | 2 MILES FROM FL'S TURNPIKE | FLEXIBLE TERMS



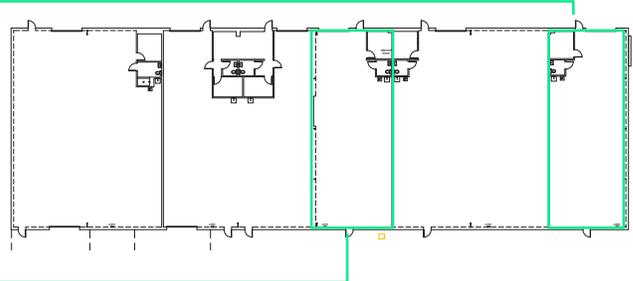
Property Summary

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



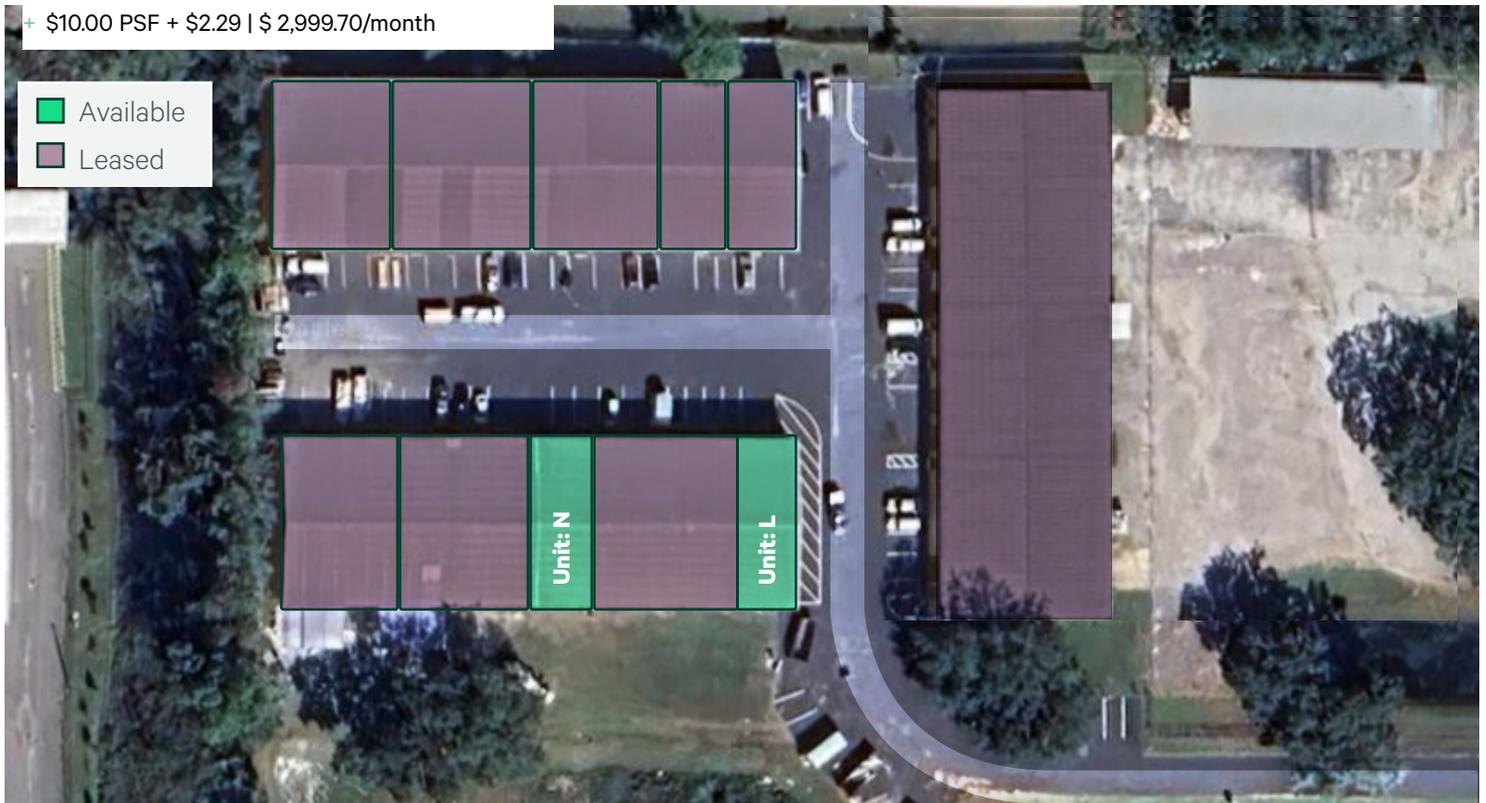
UNIT L:

- + 2,527 SF Total
- + 110 SF Office
- + 14'-18' Clear Height
- + (1) 12' x 12' Grade Level Doors
- + \$10.00 PSF + \$2.29 | \$ 3,009.23/month

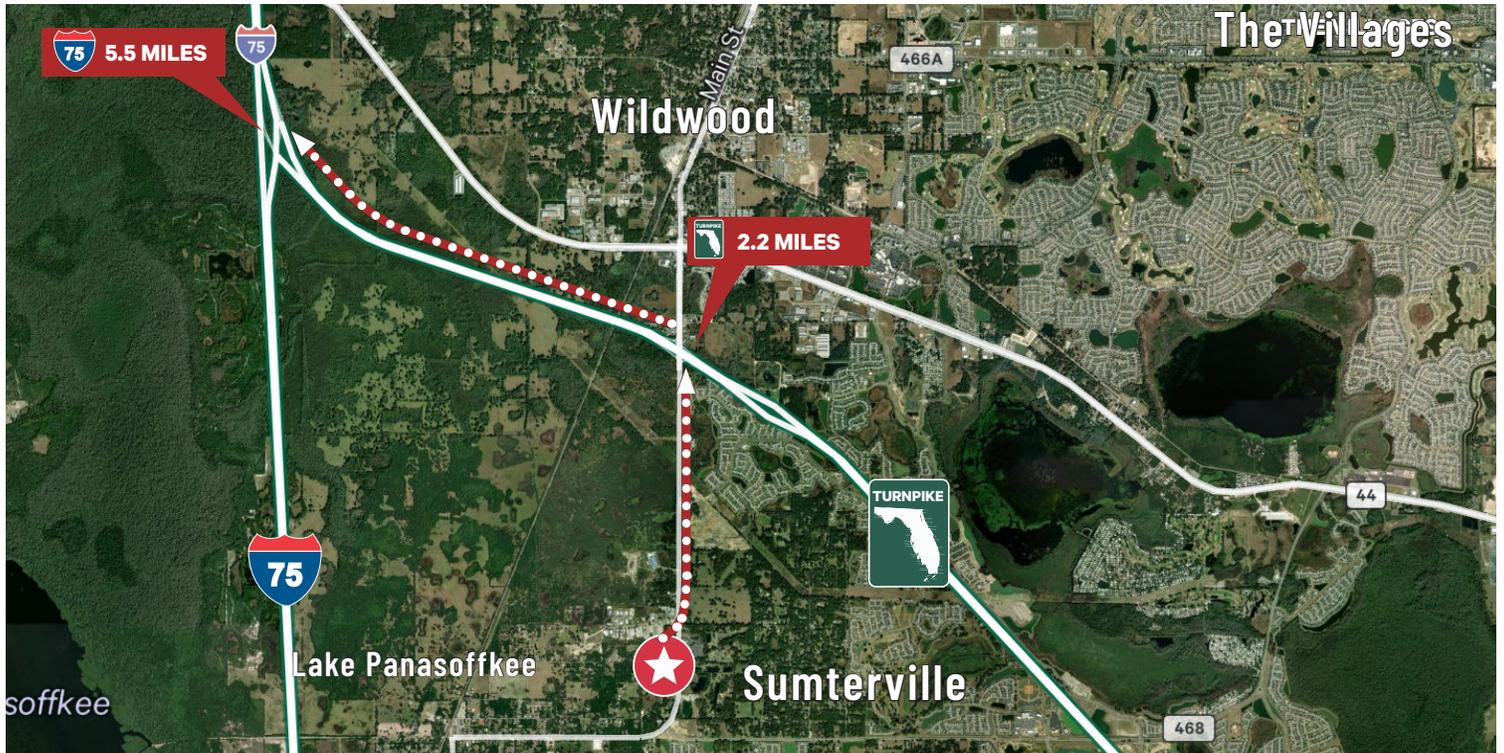


UNIT N:

- + 2,519 SF Total
- + 110 SF Office
- + 14'-18' Clear Height
- + (1) 10' x 10' Grade Level Doors
- + \$10.00 PSF + \$2.29 | \$ 2,999.70/month



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.

