

FOR SALE/LEASE



Industrial Way, Coleman, FL 32703

Ceiling Height: **24'-26'**

Construction: **Tilt-wall**

Sumter Zoning: **Industrial**

Additional Features:

- **ESFR Fire Sprinklers**
- **R25 Insulation**

Lot 3: For Lease

Building Size: **101,016 ± SF**

Min. Bay Size: **3,311 ± SF**

Doors: **(15) 14x14 Grade
(29) 9x10 Dock**

Lot 2: For Sale

Building 1

Building Size: **26,316 ± SF**

Min. Bay Size: **3,313 ± SF**

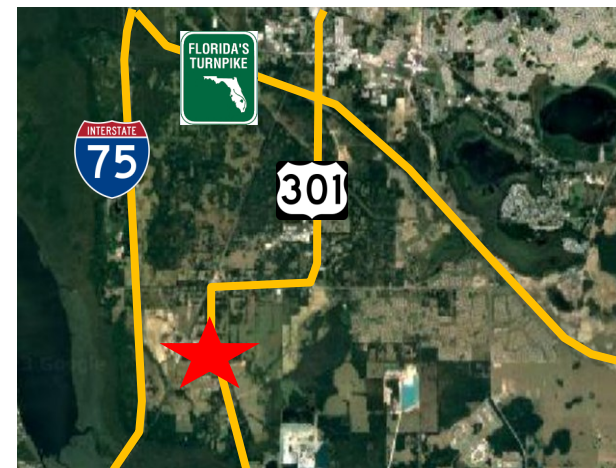
Doors: **(1) 14x14 Grade
(13) 9x10 Dock**

Building 2

Building Size: **26,316 + SF**

Min. Bay Size: **3,313 + SF**

Doors: **(7) 14x14 Grade**



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- 5 BAYS
- 22,400 SF
- 4,200 SF
- 43 SPACES
- 37 SPACES
- 3 SPACES
- 3 SPACES
- 20 SPACES
- 10 SPACES
- 02,632 SF
- 36 SPACES
- 96 SPACES
- 4 SPACES
- 100 SPACES
- 101,016 SF
- 63 SPACES
- 150 SPACES
- 6 SPACES
- 196 SPACES

US HIGHWAY 301

PROPOSED MAIN STORMWATER STORAGE AREA

30' LAND BUFF

30' LANDSCAPE BUFFER

TRASH ENCLOSURES

TRACT A
EXISTING
STORMWATER
POND

LOT 1

PROPOSED
VEHICLE
SERVICE AREA
15,400 SF
5 BAYS

PROPOSED
WAREHOUSE
22,400 SF

PROPOSED OFFICE
4,200 SF

40 SPACES

LOT 3 DRAIN FIELD

RELOCATE EXISTING
STORM PIPE &
ENCASMENT

TRASH ENCLOSURES

TRACT B
PROPOSED
STORMWATER POND

MASS GRADED
FOR FUTURE
GREAT LAKES
PETROLEUM
OFFICE SPACE

LOT 3
PROPOSED WAREHOUSE
101,016 SF

TRACT C

PROPOSED WAREHOUSE
26,316 SF

LOT 2
PROPOSED WAREHOUSE
26,316 SF

100 SPACES

30' LANDSCAPE BUFFER

166 SPACES

30' LANDSCAPE BUFFER

**RIGHT IN /
RIGHT OUT**

**FULL
ACCESS**

INDUSTRIAL PARK DR (CR 525E)

RELOCATE

RELOCATE