

Industrial | For Lease

CBRE

Rare Fully Air-Conditioned Space With Immediate Access to I-75 & FL's Turnpike

2,519 - 10,000 SF AVAILABLE

3384 NE 34th Ave
Wildwood, FL 34785

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

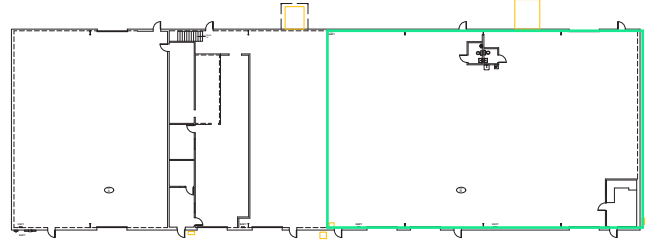


Property Summary

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.

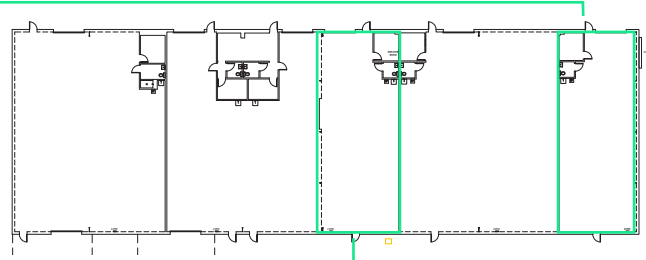
UNIT C-F:

- 10,000 SF Total
- 110 SF Office
- 20' Clear Height
- Air-Conditioned Warehouse Area
- (3) 10' x 10' Grade Level Doors
- 0.07/1,000 SF Parking Ratio
- Outdoor Storage Available



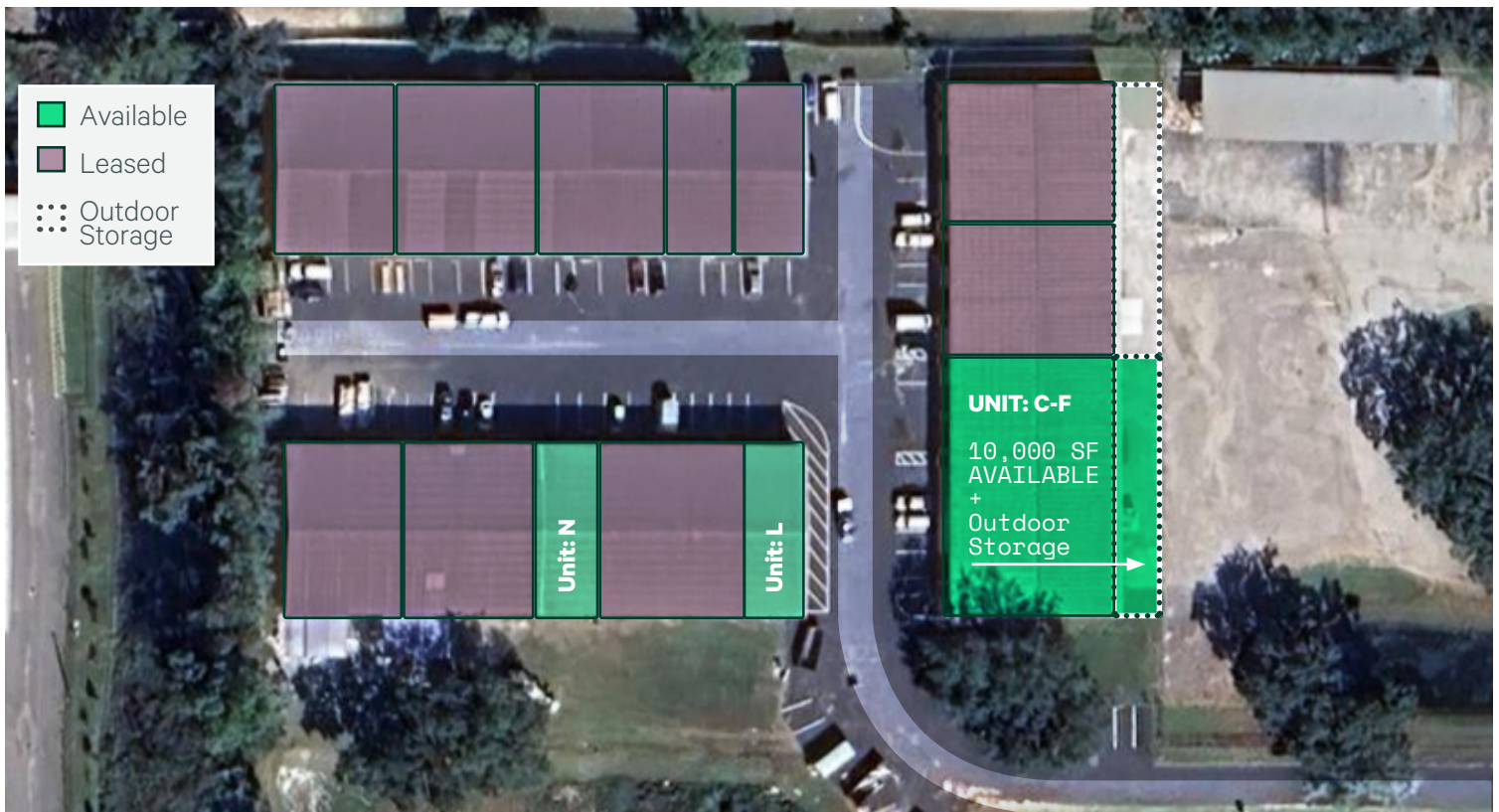
UNIT L:

- 2,527 SF Total
- 110 SF Office
- 20' Clear Height
- (1) 12' x 12' Grade Level Doors
- 0.07/1,000 SF Parking Ratio



UNIT N:

- 2,519 SF Total
- 110 SF Office
- 20' Clear Height
- (1) 10' x 10' Grade Level Doors
- 0.07/1,000 SF Parking Ratio



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.

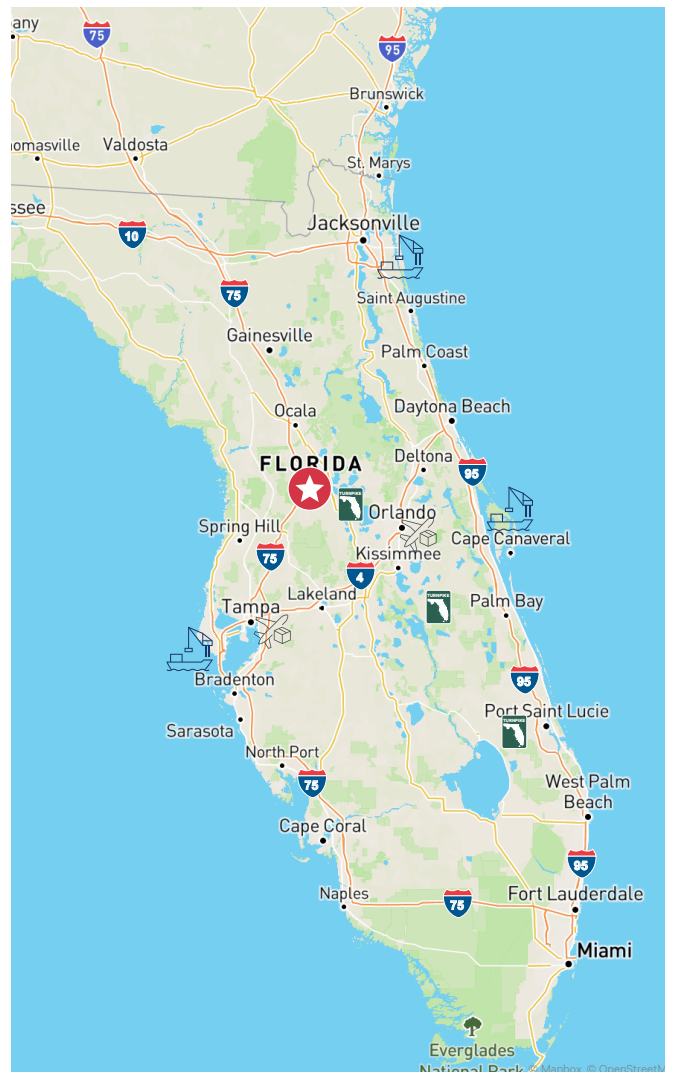


Airports: Orlando International and Tampa International Airports are approximately an hour away, facilitating air cargo operations.

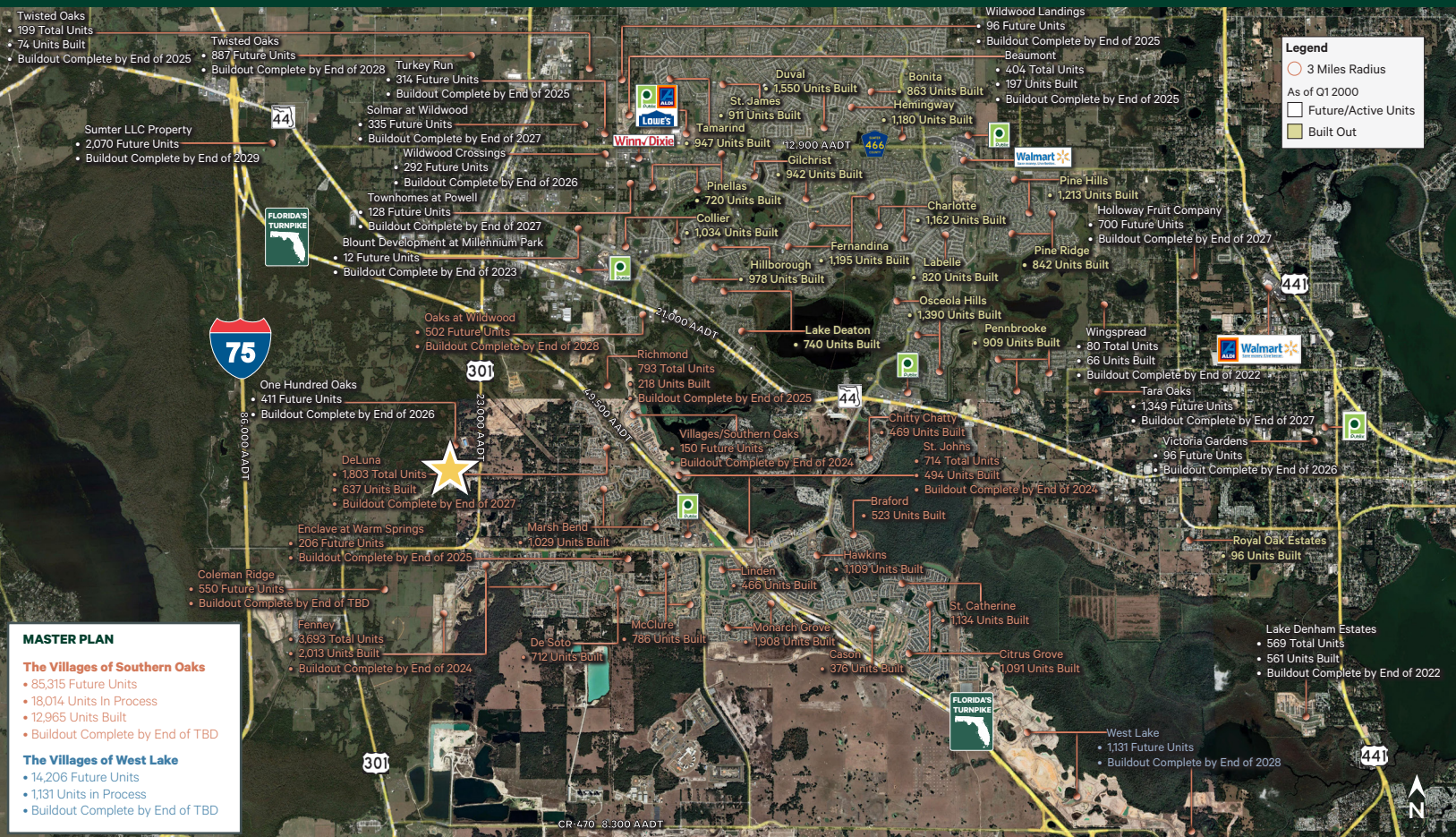
GROWING WORKFORCE AND ECONOMIC CLIMATE

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.



Wildwood, FL | (The Villages)



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

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