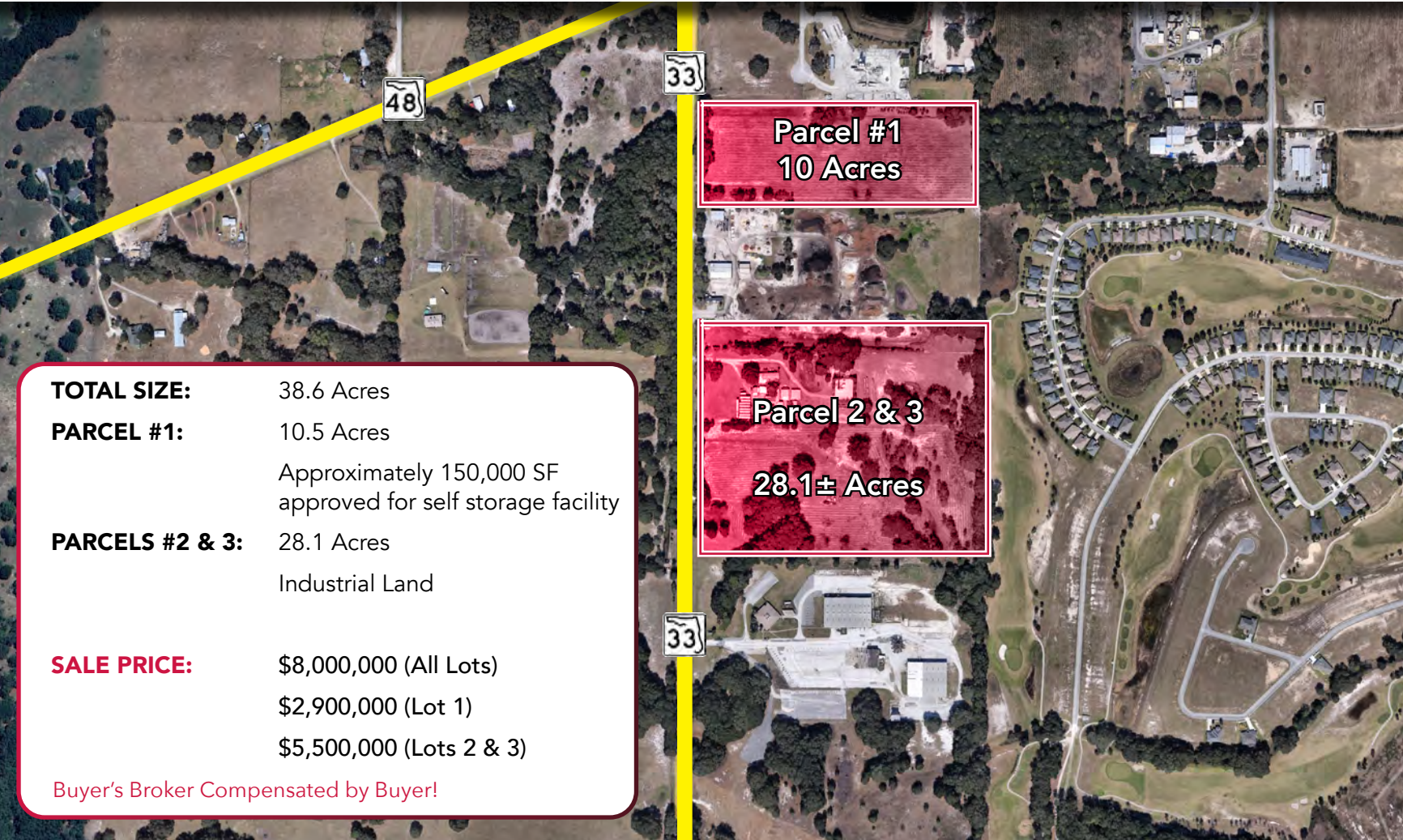


**FOR
SALE**

**OKAHUMPKA, FL IOS & INDUSTRIAL PARK OPPORTUNITY
10.5 ACRES TO 38.6 ACRES**

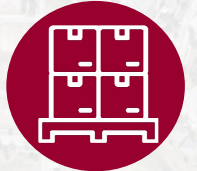


TOTAL SIZE: 38.6 Acres
PARCEL #1: 10.5 Acres
Approximately 150,000 SF approved for self storage facility
PARCELS #2 & 3: 28.1 Acres
Industrial Land
SALE PRICE: \$8,000,000 (All Lots)
\$2,900,000 (Lot 1)
\$5,500,000 (Lots 2 & 3)

Buyer's Broker Compensated by Buyer!



EXCELLENT LOCATION
NEAR US HIGHWAY 27



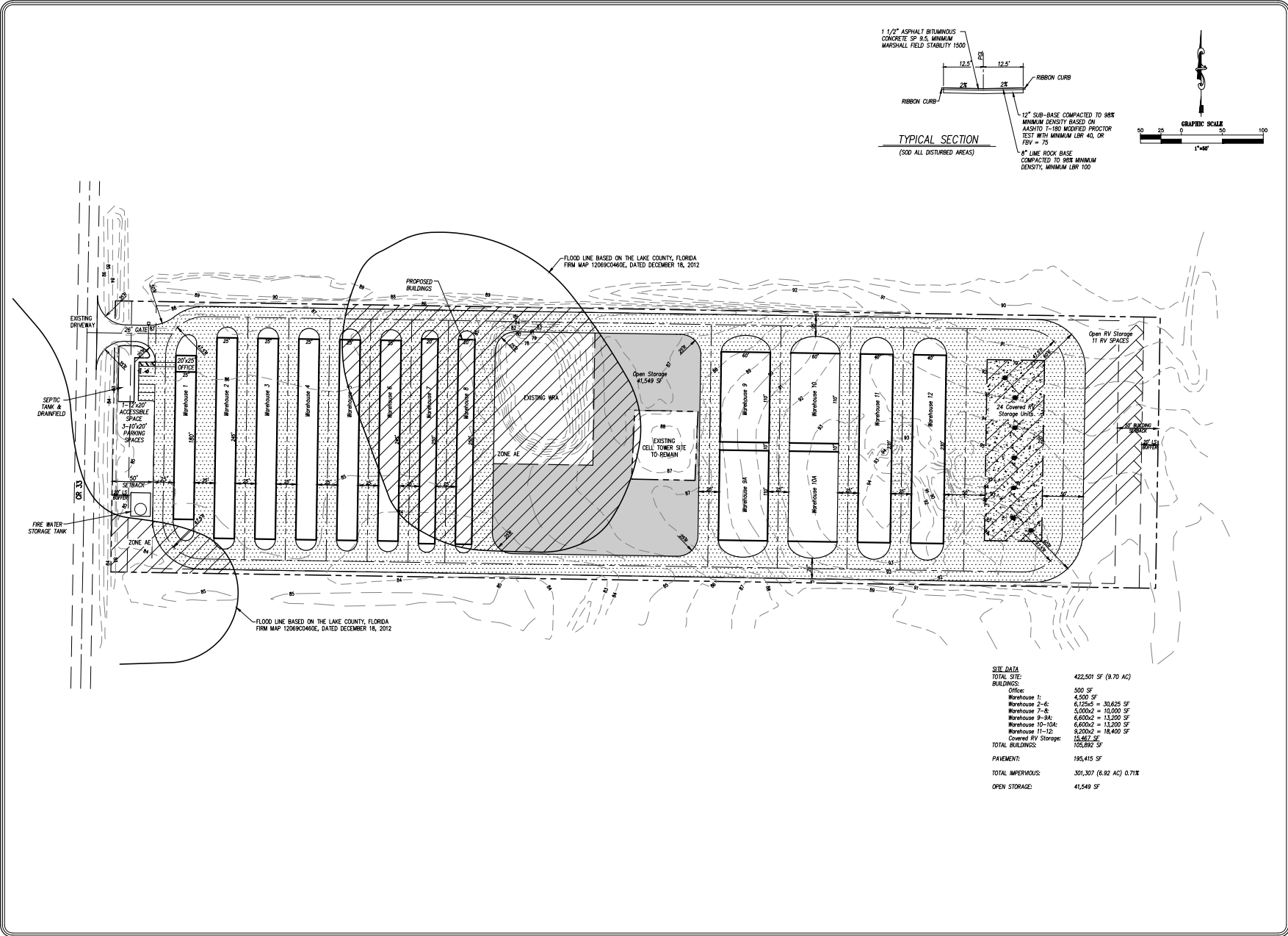
SELF STORAGE FACILITY



POTENTIAL DEVELOPMENT
OPPORTUNITY

26630 COUNTY ROAD 33, OKAHUMPKA, FL 34736





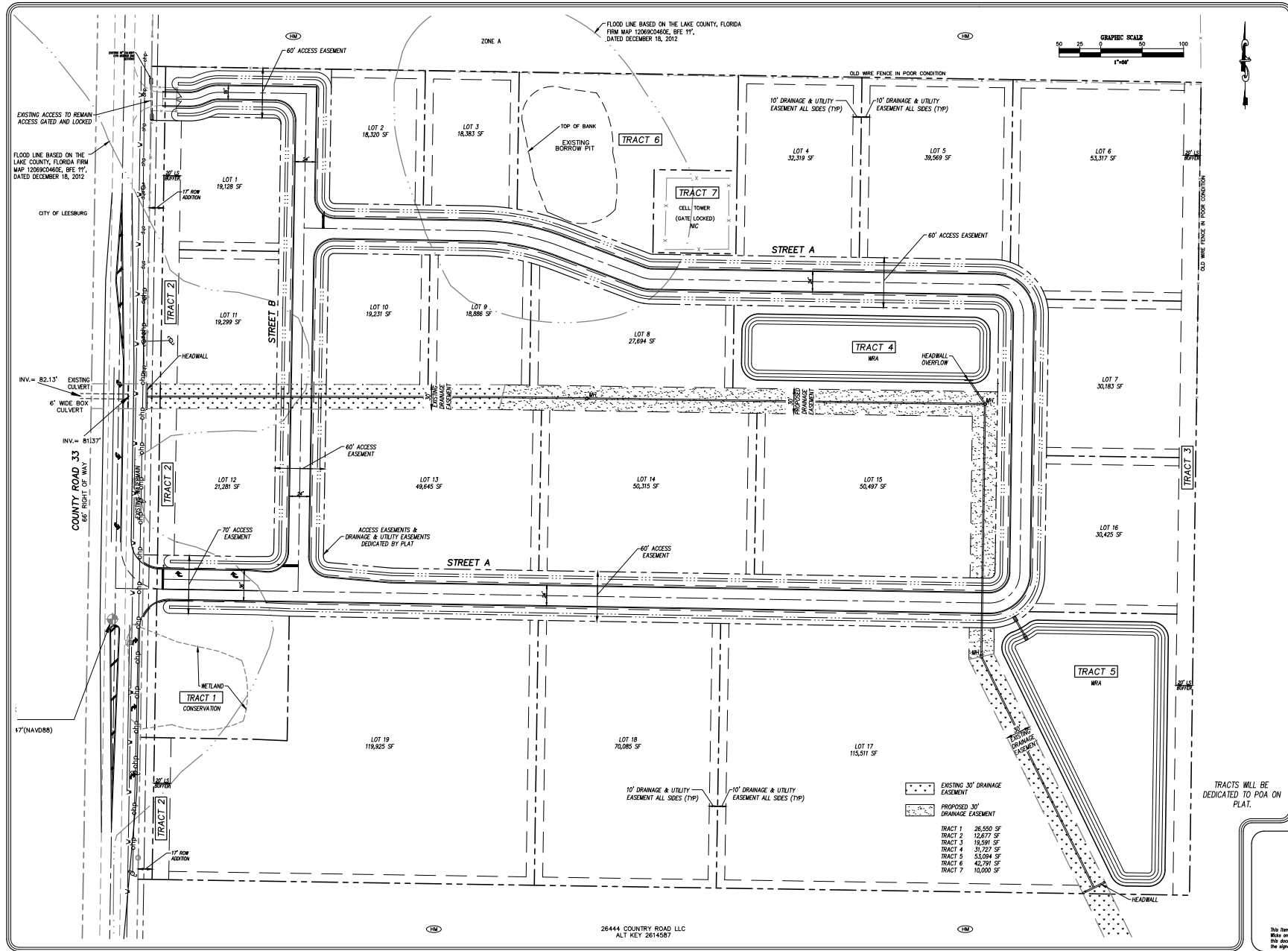
Wicks Engineering Services, Inc.
235 West 10th Street, Okaloosa, Florida 33770
www.wicksengineering.com (850) 343-5877
C.A. #00062

BAZINET - CR 33
SITE DEVELOPMENT PLAN
OKAHUMPKA, FLORIDA 34762

Drawn:	WBS	DATE:
Checked:	GW <td></td>	
Scale:	AS SHOWN <td></td>	
File No.:	23108 <td></td>	
Sheet:	1 of 1	

C:\Users\Bill\Documents\Work\Jobs\Wicks\Jobs\23108 Bazinet CR33\plans\23108 Bazinet CR33.dwg, Sht. 5 Site Development Plan, 1/23/2024 9:32:47 AM

SITE 2 & 3 SURVEY | 26630 COUNTY ROAD 33, OKAHUMPKA, FL 34736



Wicks Engineering Services, Inc.
225 West Main Street, Daines, Florida 32728
www.wicksengineering.com (352) 343-8867
C.A. 000002

Village Storage 33, LLC
820 Bay Road
Mount Dora, FL 32757

VILLAGE STORAGE 33, LLC
COMMERCE PARK
SITE DEVELOPMENT PLAN
OKAHUMPKA, FLORIDA 34762

DATE:	REVISION:
Drawn: MRP	
Checked: RFW	
Date: 08-14-24	
Scale: AS SHOWN	
File No.: 24108	

Sheet: 1 of 1

TRACTS WILL BE DEDICATED TO POA ON PLAT.

This Plan has been digitally signed and sealed by Kenneth Rice on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be written on any electronic copies.

J\23108 - Baitner CR33\Okaha\Commerce Park\CR33 Commerce Park Total.dwg, Sht. 5 Site Development Plan, 8/20/2024, 1:25:54 PM

26444 COUNTRY ROAD LLC
ALT KEY 2614587

CONCEPTUAL SITE PLAN | 26630 COUNTY ROAD 33, OKAHUMPKA, FL 34736

PROPERTIES

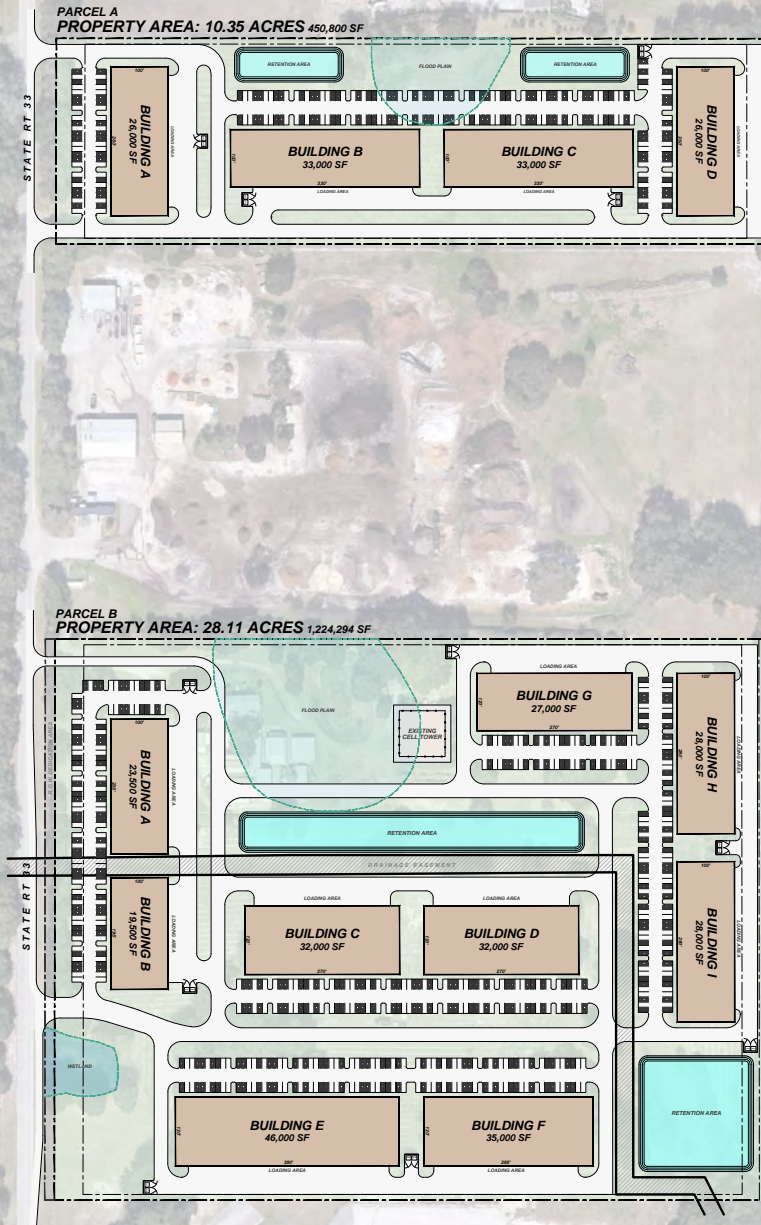
PARCEL A	10.35 ACRES 450,800 SF
PARCEL B	28.11 ACRES 1,224,166 SF
TOTAL	274.95 ACRES 1,224,294 SF

PARCEL A BUILDINGS

BUILDING A	100' X 260'	26,000 GSF
BUILDING B	100' X 330'	33,000 GSF
BUILDING C	100' X 330'	33,000 GSF
BUILDING D	100' X 260'	26,000 GSF
TOTAL		118,000 GSF

PARCEL B BUILDINGS

BUILDING A	100' X 235'	23,500 GSF
BUILDING B	100' X 195'	19,500 GSF
BUILDING C	120' X 270'	32,000 GSF
BUILDING D	120' X 270'	32,000 GSF
BUILDING E	120' X 390'	46,000 GSF
BUILDING F	120' X 290'	35,000 GSF
BUILDING G	120' X 270'	27,000 GSF
BUILDING H	100' X 280'	28,000 GSF
BUILDING I	100' X 280'	28,000 GSF
TOTAL		271,000 GSF



GEIS COMPANIES
10020 Aurora-Hudson Rd
Shelton, Ohio 44241
PH: (330) 528-3500
FX: (330) 528-0008
www.geisco.net

DATES AND REVISIONS
02-20-2025
CONCEPT LAYOUT

NOTICE
THIS ARCHITECTURAL AND ENGINEERING DRAWING IS SHOWN IN CONFIDENCE. NO USE OR REPRODUCTION FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. ALL RIGHTS ARE HEREBY RESERVED.
REVISIONS REQUESTED IN THESE DRAWINGS INVOLVE CHANGES TO CONTRACT PRICE PREVIOUSLY PROVIDED. CHANGES WILL BE PROVIDED FOR ALL CHANGES. THESE CHANGES ARE NOT IN THE BUILD SET.

SITE CONCEPT
STATE ROUTE 33
OKAHUMPKA, FL

Drawn By
Checked By
Project Number

CONCEPTUAL MASTER PLAN
SCALE: 1" = 100'-0"



SITE PLAN
DRAWING NO.:

For more information, please contact one of the following individuals:

CONTACT

Ryan Griffith

Vice President

Lee & Associates Central Florida

1017 E South Street

Orlando, FL 32801

D 321.281.8512

rgriffith@lee-associates.com

Christopher "CJ" Griffith, SIOR

Vice President

Lee & Associates Central Florida

1017 E South Street

Orlando, FL 32801

D 321.281.8508

cgriffith@lee-associates.com

DISCLAIMER

This offering has been prepared by Lee & Associates Central Florida, LLC. The offering has been prepared in part based upon information supplied by the Owner and in part based upon information obtained by Lee & Associates Central Florida, LLC from sources it deems reasonably reliable. However, the information contained in this offering does not purport to be comprehensive or all-inclusive and each prospective buyer is encouraged to conduct his or her own analysis and due diligence concerning the advisability of purchasing the property. In particular, each prospective buyer is encouraged to consult his or her own legal, financial, engineering and environmental advisors for an independent evaluation of the property. No warranty or representation, express or implied is made by the property owner, Lee & Associates Central Florida, LLC or any of their respective affiliates, and such parties will not have any liability whatsoever concerning the accuracy or completeness of any of the information contained herein or any other matter related to the property, including, without limitation, any matter related to the environmental condition of the property or any physical or engineering condition related thereto. Additional information and an opportunity to inspect the property will be made available upon request by interested and qualified prospective buyers.

This offering may contain economic projections concerning the performance of the property, as well as a summary description of certain legal documents affecting the property. All matters relating to the accuracy or completeness of such economic projections and legal documents should be independently reviewed and evaluated by the financial and legal advisors of each prospective buyer. This offer of property is made subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the property by Lee & Associates Central Florida, LLC or the owner. The property owner and Lee & Associates Central Florida, LLC expressly reserve the right at their sole discretion, to reject any or all expressions of interest or offers to lease or purchase the property and/or to terminate discussions with any party at any time with or without notice. The owner shall have no legal commitment or obligation to any prospective buyer reviewing this information making an offer to lease or purchase the property, unless a written agreement for the lease or purchase of the property has been fully executed, delivered and approved by the owner and any conditions to the owner's obligations hereunder have been satisfied or waived.