



IOS Site For Lease

On Solid Ground RV & Boat Storage

7302 E Warm Springs Avenue, Coleman, FL 33521

Sumter County PID: F36-105

Lay Down Yard - \$6,000/Acre/Month NNN

Covered Parking Available by Individual Spaces on In Bulk (12' Wide x 29-68' Deep)

Landlord will consider short- and long-term leases

Prime Location

- FL Turnpike (3.2 miles / 5 minutes)
- State Road 44 (3.9 miles / 7 minutes)
- Interstate 75 (7.5 miles / 9 minutes)
- US Hwy 27 (12.2 miles / 18 minutes)

CH Zoning (City of Coleman)

- Outdoor storage
- Equipment & material storage
- Parking lot for large commercial trucks, fleet vehicles, semi trucks

Site Features

- Fully Asphalt-paved
- 199 Covered Spaces (14' Clear)
- 20- or 30-amp electric at each covered space
- Fully Fenced
- Amarok 7,000-Volt Electric Fence
- Common Area Restroom
- Dual Entry Gate w/ Blue Tooth Access
- 8.5± Acres Net of Retention

Demand Driver — The Villages

- Home to 150,000+ residents
- Building 3,000—4,000 homes/year
- 1.3 miles from 424-acre Governor Rick Scott Industrial Park



Contact: Ira Bellinkoff, MAI, CCIM

Email: ira@edgerealtyadvisors.com | Cell: 407-375-2036

Edge Realty Advisors, LLC

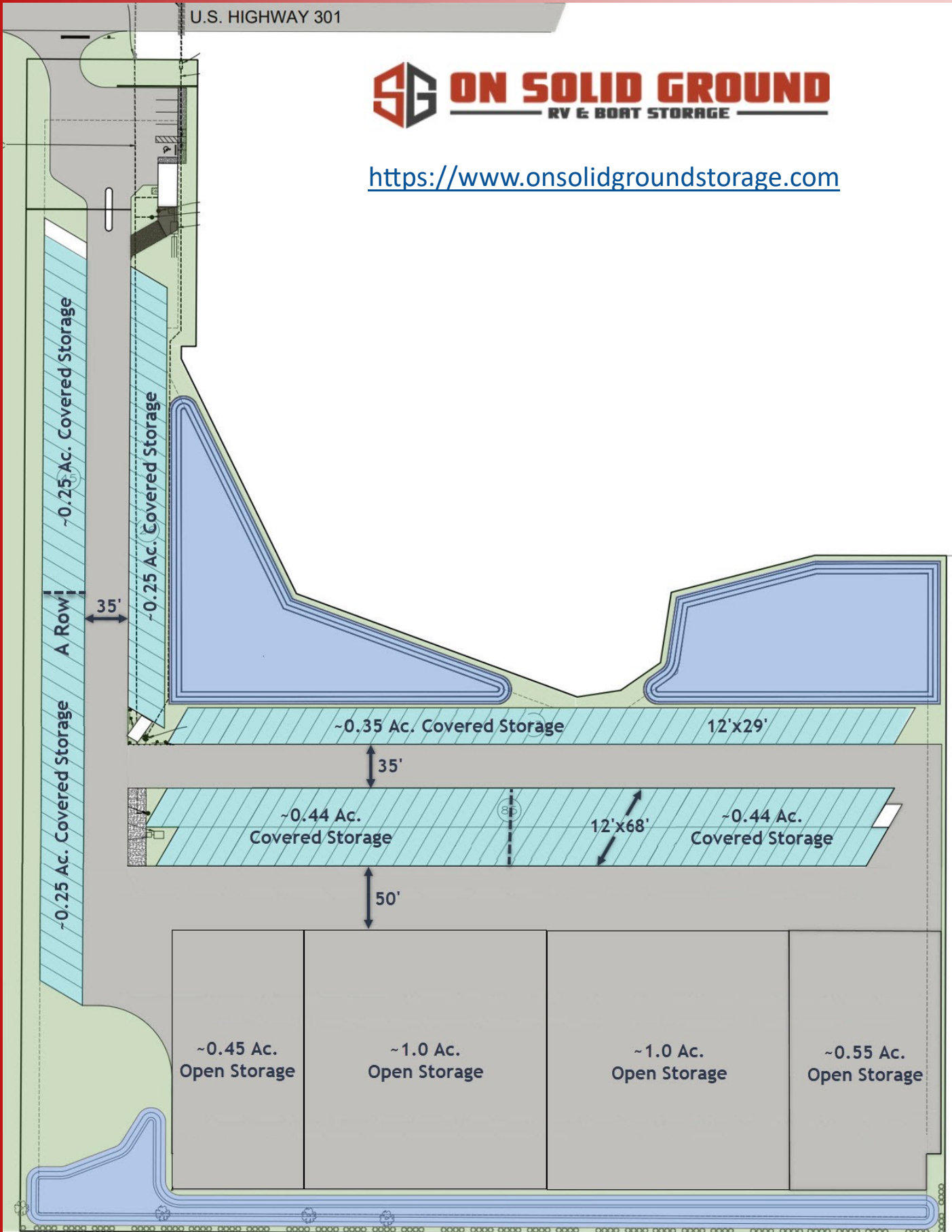
1950 Lee Road, Suite 109, Winter Park, FL 32789

Option 1

U.S. HIGHWAY 301



<https://www.onsolidgroundstorage.com>

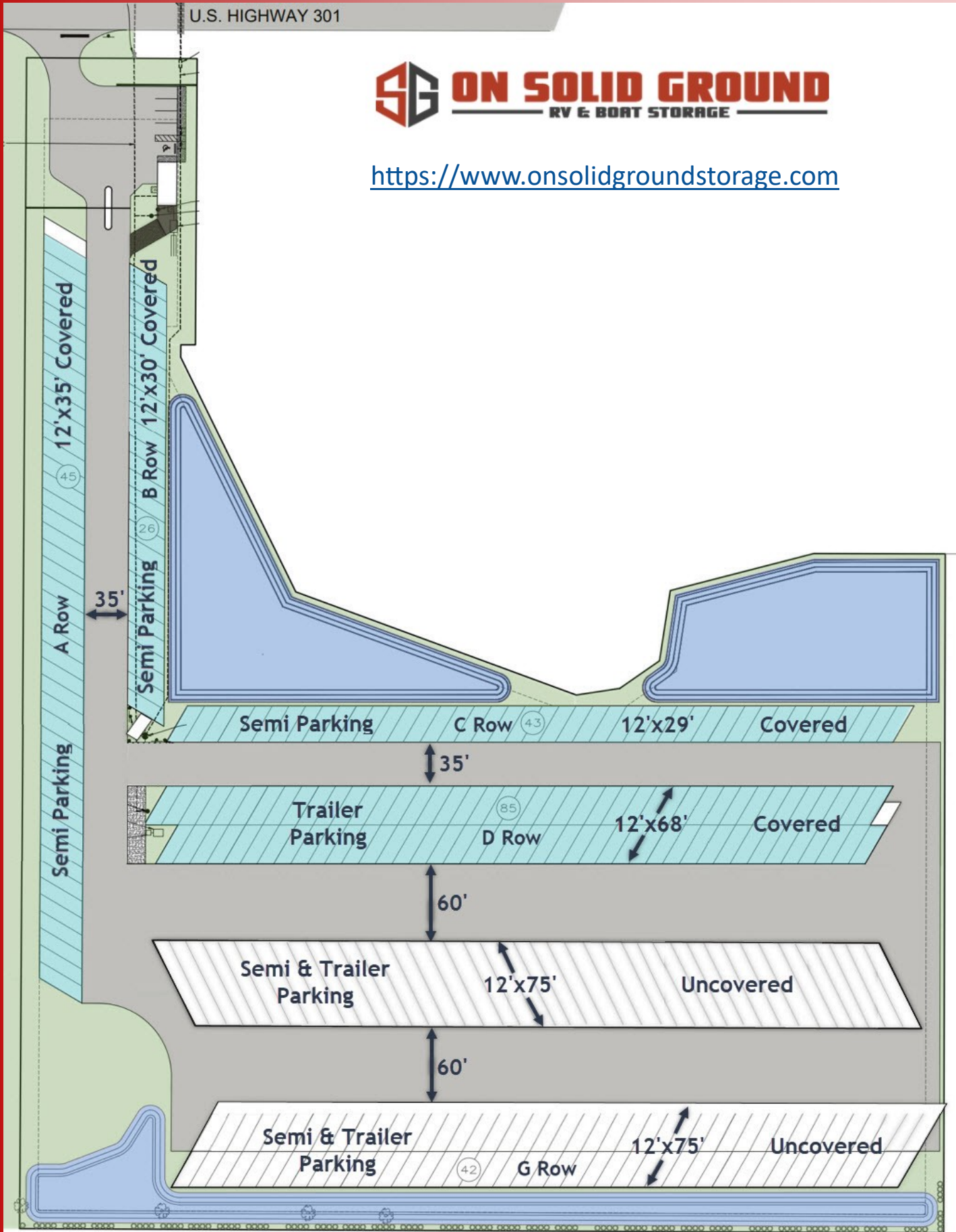


Option 2

U.S. HIGHWAY 301



<https://www.onsolidgroundstorage.com>





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