

FLANKMAN CORPORATION

9.20 ACRES | HEAVY INDUSTRIAL (M-2)

COUNTY ROAD 448 | TAVARES, FLORIDA



RAIL ACCESS | APPROVED OUTDOOR STORAGE

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EXECUTIVE SUMMARY

STRATEGIC INDUSTRIAL OPPORTUNITY

This ±9.20-acre Heavy Industrial (M2) property combines scale, access, and industrial capability within one of Central Florida's most sought-after logistics markets.

Positioned at the intersection of CR 448 and CR 561, the site connects directly to US 441, US 19, I-75, and Florida's Turnpike, providing seamless access across Orlando, Ocala, and Tampa, as well as statewide connectivity to Jacksonville, Miami, and the I-10 freight corridor. This location places the property within a day's reach of every major industrial hub and port in Florida, including Port Tampa Bay, Port Canaveral, and JAXPORT, reinforcing its strategic advantage for distribution and manufacturing operations.

The property is fully development-ready, with rail access at the rear, utilities installed, and entitlements in place as of 2024 for 183 spaces and outdoor storage. Located among established operators including 84 Lumber and Blue Rhino, the site benefits from a proven industrial corridor with steady growth and strong demand.

Supported by Lake County's growth initiatives and proximity to the forthcoming Far Reach Ranch mixed-use project, this asset offers investors and developers a ready-to-build, high-visibility industrial site positioned for long-term performance and value creation.

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THE OFFERING

Flankman Corporation proudly presents a rare 9.20-acre Heavy Industrial (M2) opportunity in Tavares, Florida, located in one of Central Florida's fastest-growing industrial markets.

HIGHLIGHTS

- Cleared & level land | Utilities on site | Rail access at rear
- Approved (Jan 2024) for 183 leasable spaces & outdoor storage
- 383 ft frontage on CR 448 | 1,076 ft depth
- Minutes to US 441, US 19, I-75 & Florida's Turnpike
- Surrounded by 84 Lumber and Blue Rhino
- Pro-business Lake County with industrial incentives
- Adjacent to the planned 1,400-acre Far Reach Ranch development



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KEY FEATURES



ADDRESS

County Road 448,
Tavares, FL 32778



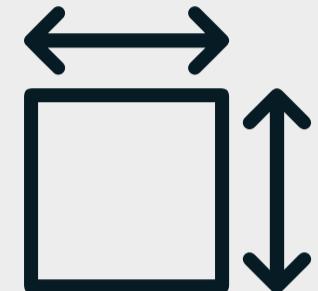
PARCEL ID

08-20-26-0001-000-
06600



ALT KEY

3833661



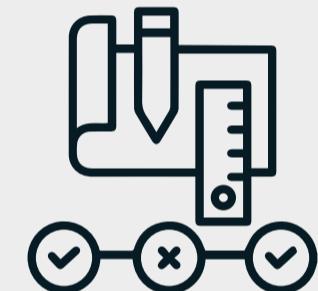
LAND AREA

± 9.20 Acres



ZONING

Heavy Industrial
(M-2)



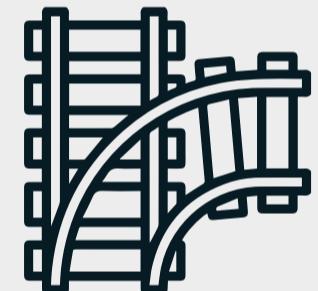
SITE PLAN

183 Leasable Spaces
(Approved Jan 2024)



UTILITIES

Available On-Site



RAIL ACCESS

Rear of Property



FRONT AGE / DEPTH

383 ft × 1,076 ft



ACCESSIBILITY

CR 561 · CR 448 · US 19 ·

US 441

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STRATEGIC LOCATION

CONNECTED TO FLORIDA'S CORE DISTRIBUTION NETWORK

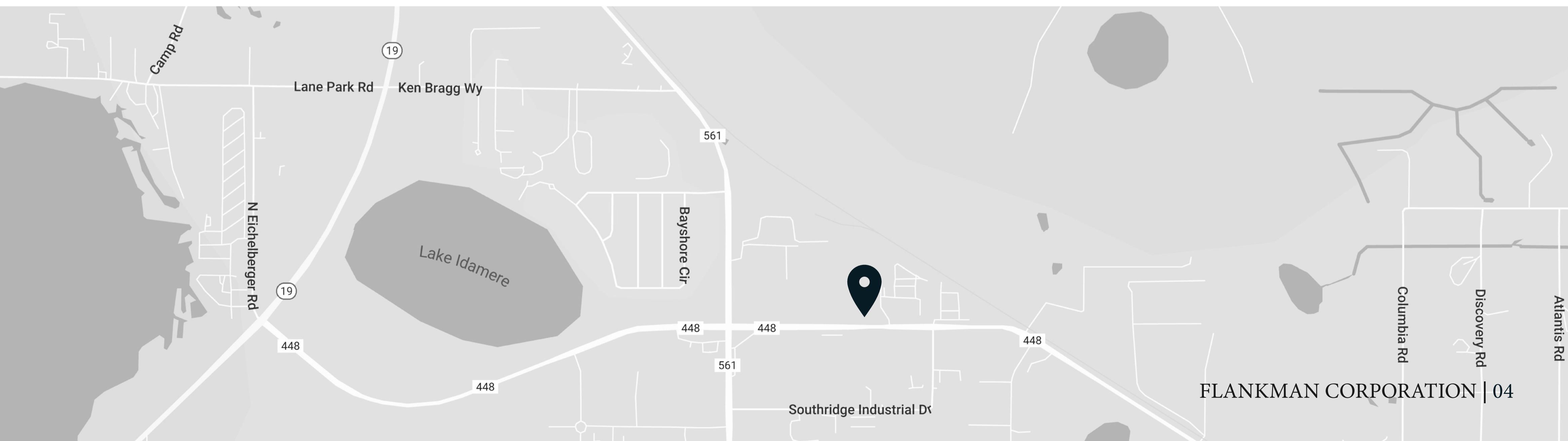
Situated at CR 448 and CR 561, this site offers immediate access to:

- **US 441** – Orlando Corridor
- **I-75 & Florida's Turnpike** – Statewide Distribution
- **US 19** – Northern State Link

DRIVE TIMES

- **50 min** → Orlando
- **90 min** → Tampa
- **55 min** → Ocala

The Tavares submarket continues to benefit from steady industrial absorption and logistics expansion driven by population growth and transport investment.



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MARKET OVERVIEW

CENTRAL FLORIDA INDUSTRIAL MOMENTUM

Lake County is experiencing record industrial activity supported by a diverse labor force and access to three major metros. Recent infrastructure investment and favorable entitlements have accelerated growth across logistics, manufacturing, and storage segments.

CENTRAL FLORIDA INDUSTRIAL MOMENTUM

- Far Reach Ranch (1,400 acres) mixed-use development underway
- Expanding labor and population base
- Competitive industrial land pricing
- Pro-business policies and incentives

SUBMARKET SNAPSHOT

- **Population (30-mile radius):** 395,000 +
- **Median HH Income:** \$67,000 +
- **Industrial Vacancy:** < 4 %
- **Annual Rent Growth:** ≈ 9 %
- **Dominant Users:** Logistics · Storage · Manufacturing



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INVESTMENT SUMMARY

The Tavares Industrial Site offers a rare combination of size, zoning strength, and infrastructure readiness in Central Florida's expanding industrial belt.

With proximity to major transport routes and strong regional demand, this property represents a strategic long term acquisition or development play for owner-users and investors alike.

DISCLAIMER

This Offering Memorandum is for informational purposes only and does not constitute an offer to sell or lease. Information is believed accurate but not guaranteed. Interested parties should conduct independent due diligence.

CONTACT AND INQUIRIES

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