

2,500 SF FLEX/WAREHOUSE FOR LEASE

904 JAN MAR CT, SUITE D
MINNEOLA, FL 34715



PRICING

**\$16.00 PSF BASE
+ \$4.00 CAM**

\$4,166.67 / MONTH + SALES TAX



**IMMEDIATE
AVAILABILITY**



**2,500 SF
TOTAL SPACE**



**10' X 10'
OVERHEAD DOOR**



**HIGH
CLEARANCE**



**IN-SUITE
RESTROOM**



PROPERTY HIGHLIGHTS —

- ✓ **HIGHLY FLEXIBLE FOOTPRINT**
2,500 SF adaptable to clean industrial, logistics, or flex-office use.
- ✓ **SEAMLESS LOADING ACCESS**
10' x 10' rear-loading grade-level overhead door.
- ✓ **TURNKEY INFRASTRUCTURE**
Front customer entry, high-clearance warehouse ceilings, and in-suite restroom.
- ✓ **SUPERIOR CONNECTIVITY**
Unmatched proximity to US-27, SR-50, and the Florida Turnpike.
- ✓ **LOCAL CONVENIENCE**
Located directly adjacent to heavy retail infrastructure for immediate employee dining and shopping access.



PRIME LOCATION. MAXIMUM ACCESS.

Strategically located at the high-traffic US-27 & SR-50 intersection in the rapidly growing Minneola/Clermont corridor. Easy access to the Florida Turnpike, SR-429, and I-4 ensures seamless connectivity across Central Florida.

IDEAL USES —

-  Contractor Office / Warehouse
-  Distribution
-  E-Commerce Fulfillment
-  Showroom + Warehouse
-  Light Manufacturing
-  Golf Cart Sales & Service



**DRIVE-AROUND
ACCESS**



**AMPLE PARKING
AVAILABLE**



**ADJACENT TO MAJOR
RETAIL AMENITIES**



OZAN CIFCI
BROKER ASSOCIATE
SALES MANAGER



407-782-4866



ozancommercial@gmail.com



premiumproperties.com

Let's Grow
**YOUR BUSINESS
TOGETHER.**



**SCAN TO VIEW
PROPERTY DETAILS**