



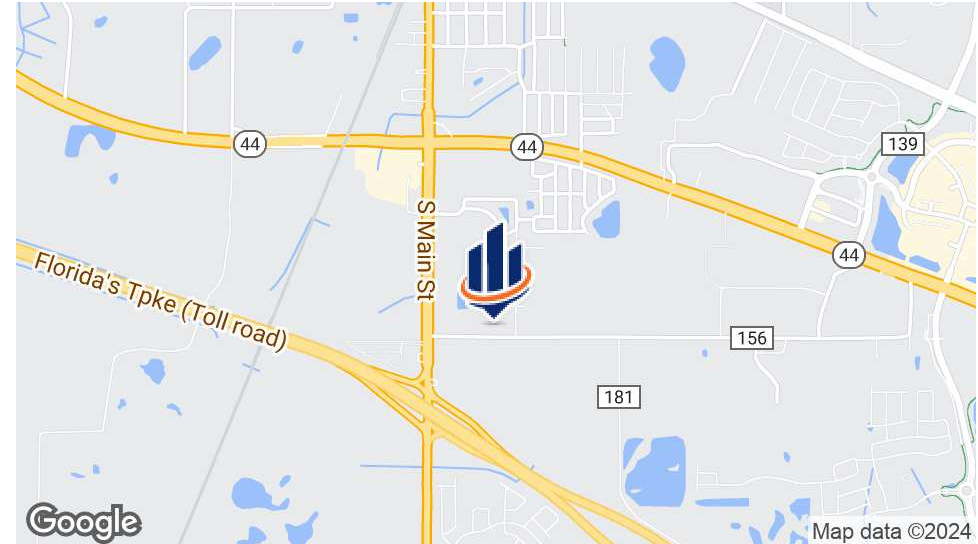
CLAY DRAIN FLEX WAREHOUSE

426 CLAY DRAIN ROAD
WILDWOOD, FL 34785

Ali Manekia, CCIM, SIOR
C: 516.655.8700
ali.manekia@svn.com

Ryan Smith
C: 407.616.3301
ryansmith@svn.com

Property Summary



OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (NNN)
Building Size:	26,800 ± SF
Available SF:	3,600 ± SF
Year Built:	2023
Renovated:	2023
Market:	Wildwood
Submarket:	The Villages

PROPERTY OVERVIEW

The subject property is a grade level flex warehouse workspace. It is illuminated by energy-efficient LED warehouse lighting, complete with fully sprinkled 20-foot ceilings, ideal for high stack storage reaching up to 18 feet. The units contain private offices, restrooms, and oversized roll up doors ideal for manufacturing, e-commerce, distribution, and many more. Secure your assets with ease, thanks to the property's fenced gate providing peace of mind. There are three (3) 3,600 ± SF spaces available for lease. The potential for customization is limitless. Merge two units for a spacious 7200 ± SF tailored to meet your needs.

PROPERTY HIGHLIGHTS

- Brand New Construction in heart of The Villages
- Fully Sprinkled 20-foot ceilings
- Air Conditioned Office Space
- Private Restrooms
- LED Lighting

Property Description



LOCATION DESCRIPTION

Prime commercial opportunity in the heart of the Villages, Florida, just South of SR 44. These newly constructed industrial buildings boast unparalleled visibility and exposure, offering a blend of warehouse and office space perfectly suited for thriving business.

Situated near U.S Highway 301 and mere minutes from the bustling heart of The Villages to the North, as well as major thoroughfares including the Florida Turnpike, I-75, and State Road 44, seize the opportunity to establish your business in a thriving community hub.



49,600 ±
Cars/Day



19,200 ±
Cars/Day

Clay Drain Rd

SUBJECT



Lease Spaces



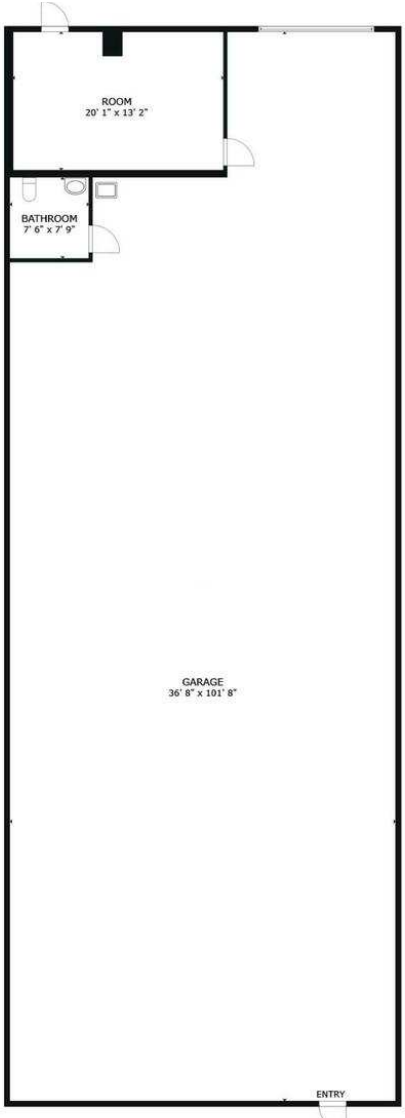
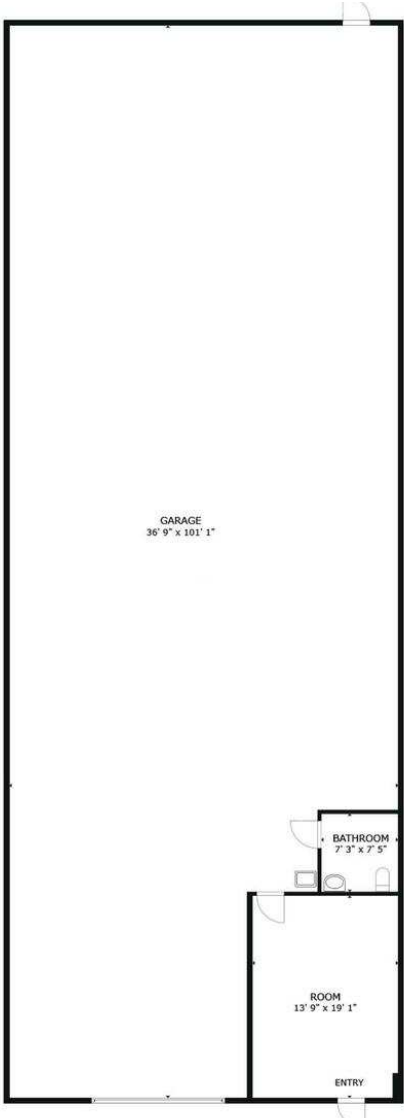
LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,600 SF	Lease Rate:	\$14.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE [SF]	LEASE TYPE	LEASE RATE
Unit 426 - 426 Clay Drain Road, Wildwood, FL 34785	Available	3,600 SF	NNN	\$14.00 SF/yr
Unit 428 - 428 Clay Drain Road, Wildwood, FL 34785	Available	3,600 SF	NNN	\$14.00 SF/yr
Unit 430 - 430 Clay Drain Road, Wildwood, FL 34785	Available	3,600 SF	NNN	\$14.00 SF/yr

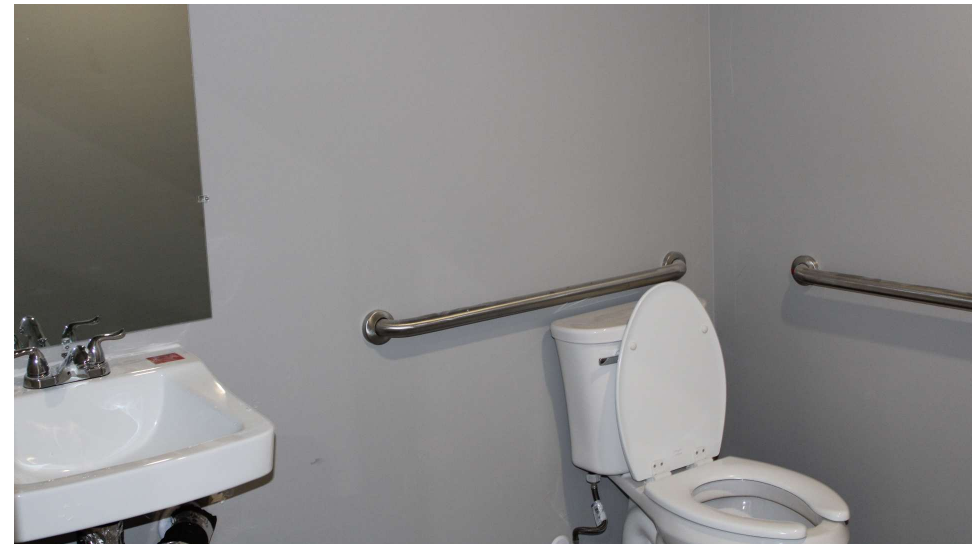
Floor Plans



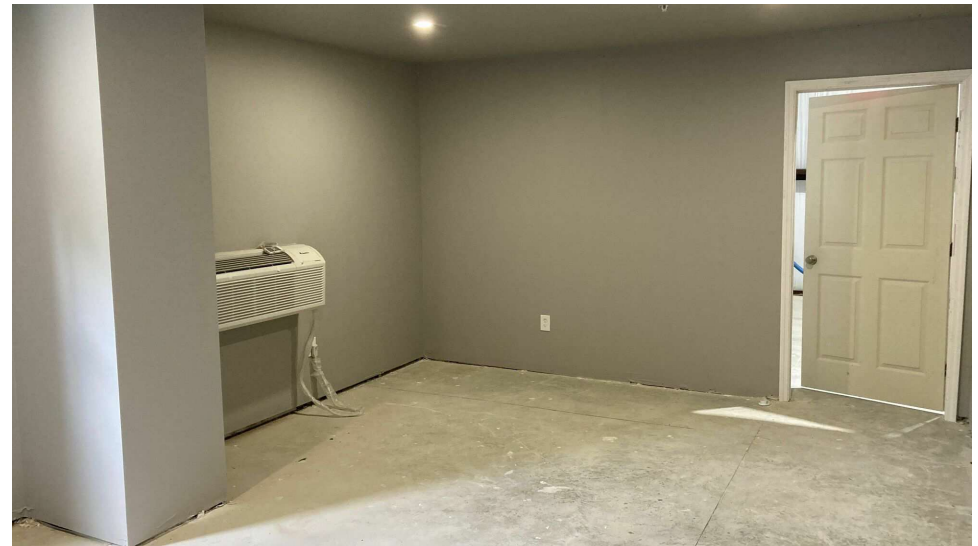
Unit 426 Photos



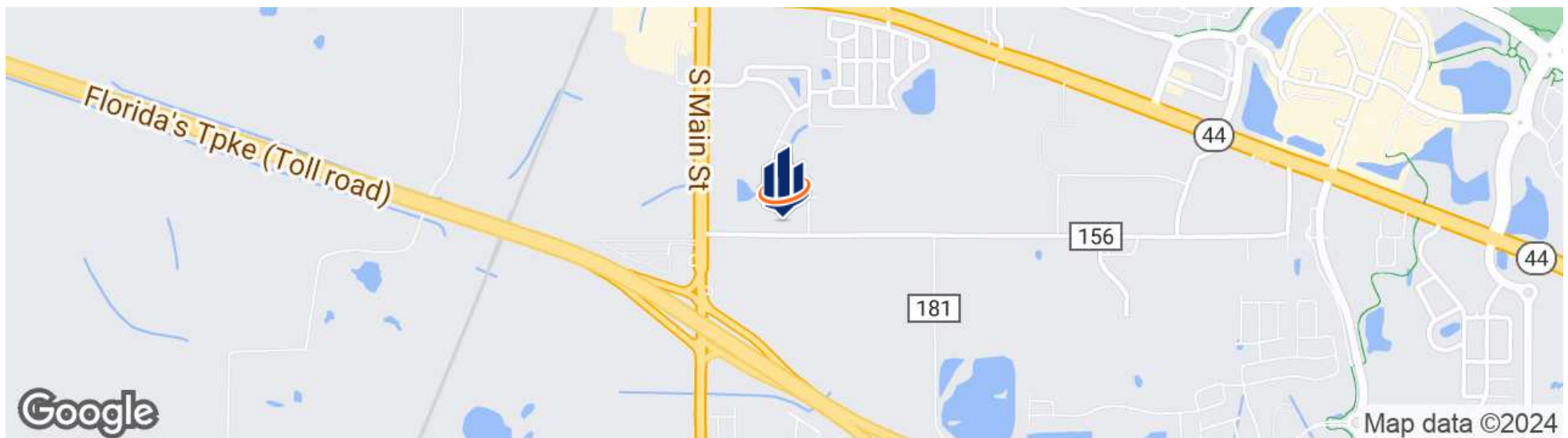
Unit 428 Photos



Unit 430 Photos



Regional & Location Map



Demographics Map & Report

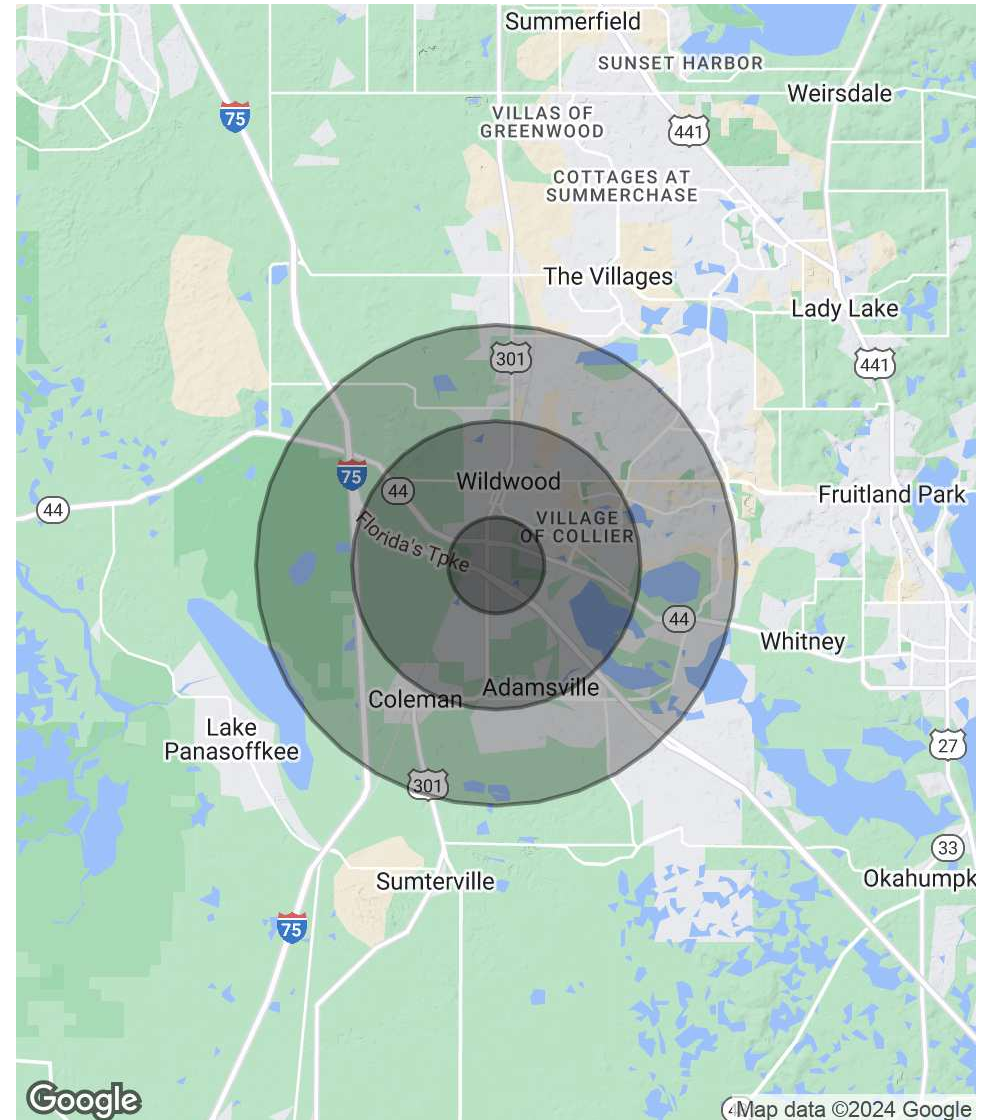
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,300	11,757	45,422
Average Age	40.8	55.4	62.1
Average Age (Male)	50.2	54.3	61.2
Average Age (Female)	41.2	56.2	62.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	757	6,956	26,505
# of Persons per HH	1.7	1.7	1.7
Average HH Income	\$34,829	\$57,424	\$67,565
Average House Value	\$93,609	\$244,917	\$287,074

2020 American Community Survey (ACS)



Neighborhood Map



Additional Photos





19,200 ±
Cars/Day

SUBJECT

Clay Drain Rd





ALI MANEKIA, CCIM, SIOR

Senior Advisor

ali.manekia@svn.com

Direct: 877.518.5263 x482 | Cell: 516.655.8700

FL #SL3347290

PROFESSIONAL BACKGROUND

Ali Manekia, CCIM, SIOR is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Orlando, Florida.

As a seasoned professional in the dynamic world of real estate, Ali brings a wealth of knowledge and experience to his role as Senior Advisor at SVN | Saunders Ralston Dantzler. With a career spanning since 2016, Ali has consistently demonstrated his expertise in investment sales and leasing, solidifying his reputation as a trusted advisor in the industry.

Ali's impressive track record extends across the Sunshine State, where he has successfully executed transactions in 13 different counties. His comprehensive understanding of Florida's diverse real estate market enables him to identify unique opportunities and deliver exceptional results for his clients. Whether it's a prime flex building in Kissimmee, Florida or an industrial gem in Pasco County, Ali's market knowledge is second to none.

Ali's dedication to his craft has also taken him beyond Florida's borders. He has closed deals in six different states, showcasing his adaptability and versatility in the ever-evolving real estate landscape. His ability to seamlessly transition between markets while consistently exceeding client expectations is a testament to his expertise.

Ali's niche specialization in Industrial/Flex properties sets him apart in the real estate industry. His in-depth understanding of this segment, coupled with a keen eye for emerging trends, positions him as a trusted advisor for clients seeking opportunities in this dynamic sector. From warehouse facilities to flexible-use spaces, Ali's insights guide clients toward profitable investments and strategic leasing decisions.

Ali's professional journey is underpinned by a commitment to excellence, which is exemplified by his CCIM (Certified Commercial Investment Member) and SIOR (Society of Industrial and Office Realtors) designations. These esteemed certifications reflect his dedication to staying at the forefront of industry best practices and continuing education, ensuring that his clients receive the highest level of service and expertise.

Ali specializes in:

- Industrial
- Flexible-Use Spaces



RYAN SMITH

Senior Property Manager

ryansmith@svn.com

Direct: 877.518.5263 x476 | Cell: 407.616.3301

PROFESSIONAL BACKGROUND

Ryan Smith is a Senior Property Manager at SVN | Saunders Ralston Dantzler Real Estate in Orlando, Florida.

With a career spanning over a decade, Ryan is a seasoned property manager known for his exceptional skills in portfolio management and resident relations. Backed by extensive expertise and a solid career background, Ryan has consistently demonstrated his commitment to excellence in his field.

Ryan's academic pursuits led him to earn a Bachelor of Science degree in Hospitality Administration and Management from Texas Tech University in 2003. Later in 2010, Ryan earned his real estate license and continued to strengthen his ability to drive positive change and build strong client relations.

Ryan's proficiency now extends to multiple facets of the real estate industry, including property management, investor acquisitions, and sales development. His background in various management roles has equipped him with valuable skills in property valuation, portfolio management, lease enforcement, rent collection, and resident relations. Ryan also holds great experience as a real estate investor representative for acquisitions, tenant management operations, and resale opportunities while maintaining a key focus on maximizing ROI.

Outside of his professional endeavors, Ryan finds joy in spending time with his wife (his best friend) and their two sons. Together, they cherish their beach outings, theme park adventures, and memorable vacations. Ryan is also a proud supporter of New Missions and St. Jude, two causes very close to his heart.

EDUCATION

Texas Tech University



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Today, SVN® International Corp., a full-service commercial real estate franchisor of the SVN® brand, is comprised of over 1,600 Advisors and staff in over 200 offices across the globe. Geographic coverage and amplified outreach to traditional, cross-market and emerging buyers and tenants is the only way to achieve maximum value for our clients.

Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value NetworkSM and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

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Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



For more information visit www.SVNsaunders.com

HEADQUARTERS

1723 Bartow Rd
Lakeland, FL 33801
863.648.1528

ORLANDO

605 E Robinson Street, Suite 410
Orlando, Florida 32801
386.438.5896

NORTH FLORIDA

356 NW Lake City Avenue
Lake City, Florida 32055
352.364.0070

GEORGIA

203 E Monroe Street
Thomasville, Georgia 31792
229.299.8600

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