



IOS SITE FOR LEASE

2836 County Road 523 Coleman, FL 33521

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For Lease: Inquire for Rate

± 2 AC Industrial Outdoor Storage



CH ZONING



EXCELLENT
LOCATION NEAR FL
TURNPIKE & I-75



DIRECT ACCESS
FROM CR 523



1,200 - 11,000 SF
WAREHOUSE
AVAILABLE

Easily accessible industrial outdoor storage site with all acres fully usable, due to nearby master retention

Available as-is or with customized improvements, including fencing and gravel

Excellent access to FL Turnpike (3.2 miles) and I-75 (7.5 miles) providing direct access to Orlando, Tampa & Ocala

Strategically surrounded by The Villages Master Development with new construction developments encompassing the immediate market

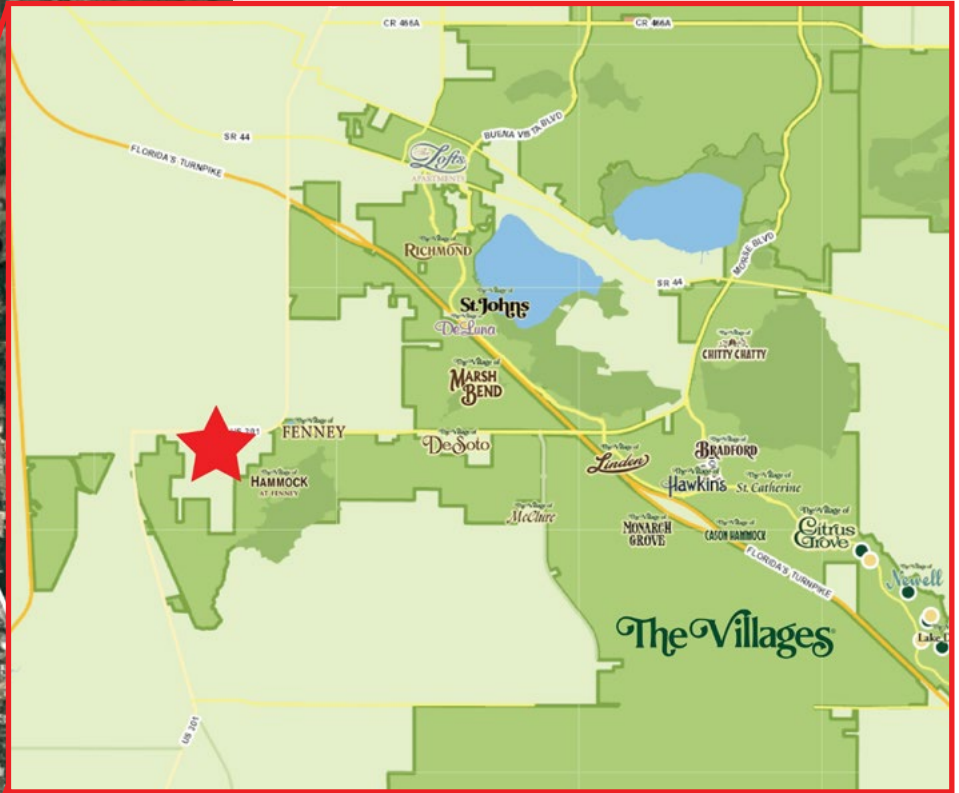
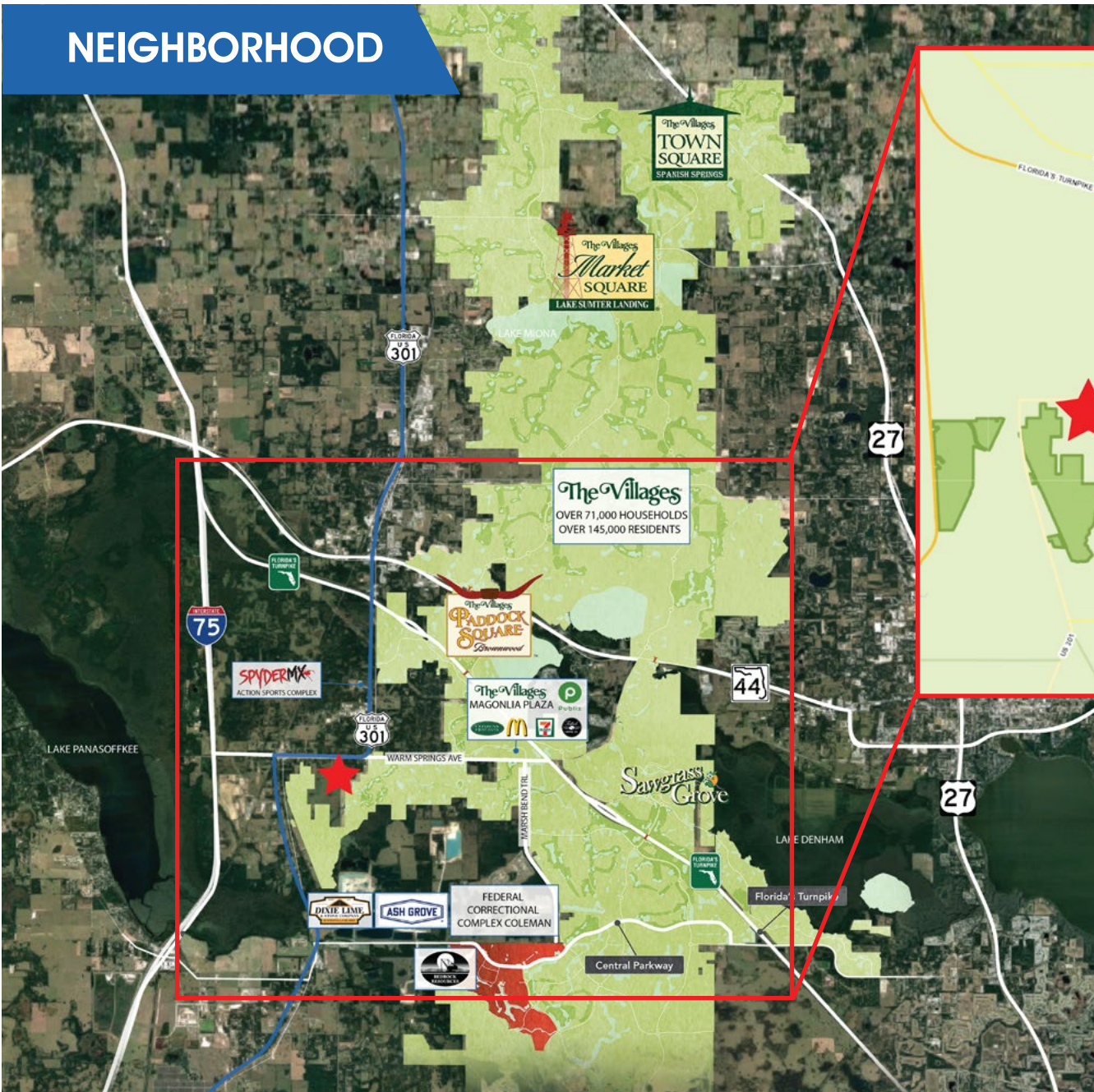
The Villages includes over 71,000 homes for over 145,000 residents with recreation centers, parks, town squares, golf courses, shopping, dining, and entertainment experiences

Adjacent to Coleman Flex Business Park, offering small bay industrial leasing from 1,200 - 11,000 SF

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

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NEIGHBORHOOD



The Villages®

- The largest 55+ community in the world
- Ranked #1 Master Planned Community 11 years counting by RCLCO
- Home to over 145,000 residents
- Over 71,000 homes with many more under development
- Nearly 4,000 homes sold in 2022

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LOCATION

Drive Times & Traffic Counts



5 minutes
(3.2 miles)



7 minutes
(3.9 miles)



9 minutes
(7.5 miles)



18 minutes
(12.2 miles)



24 minutes
(18.2 miles)

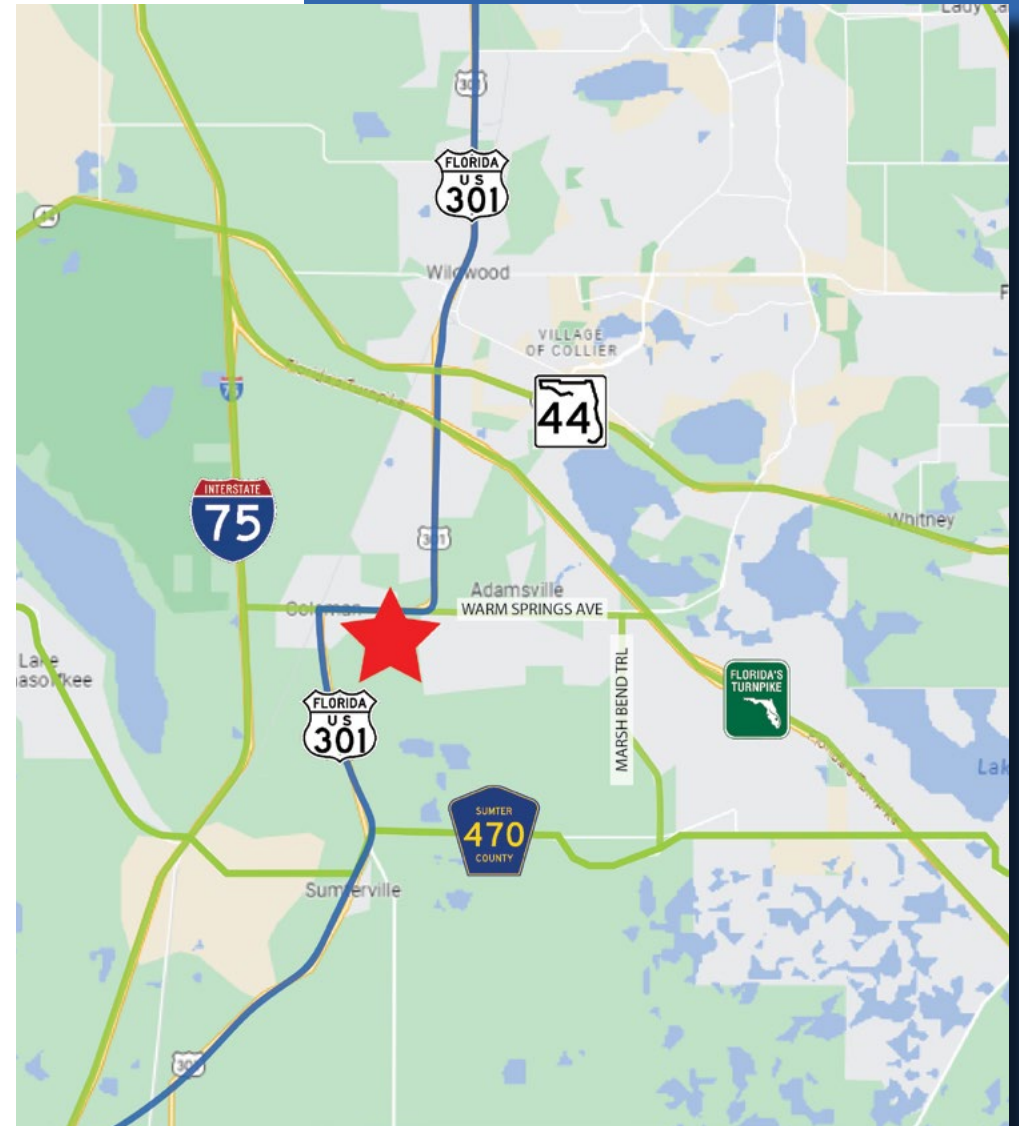


40 minutes
(48.9 miles)

Average Annual Daily Trips

2023

US Highway 301	28,500
Florida's Turnpike	56,245



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SITE PLAN



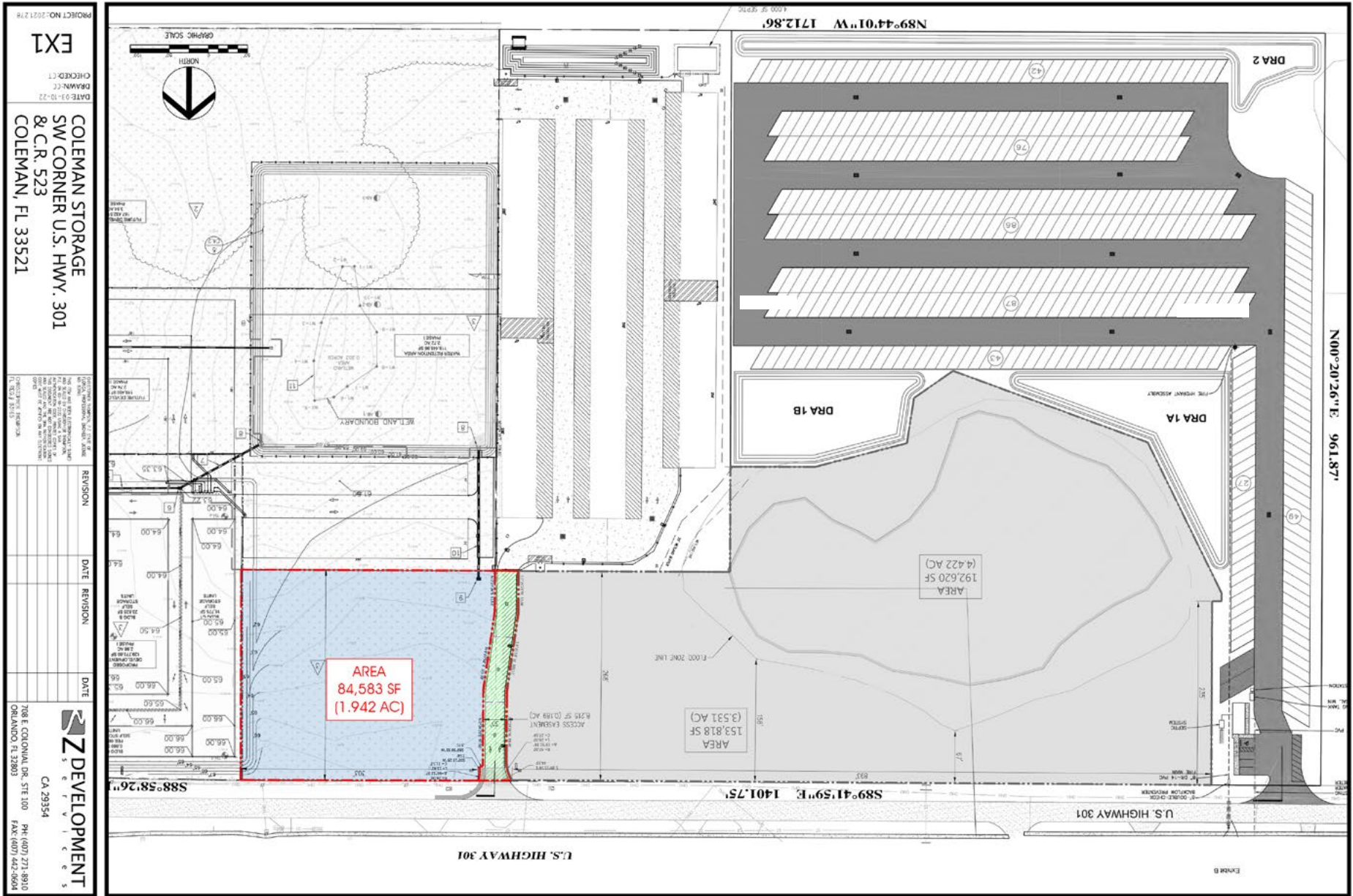
ACCESS

- Phase II will increase access to the park, creating a new thru-property truck route
- 1: Existing access from Sumter CR 523
- 2: New access to Phase II from E Warm Springs Ave

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SURVEY



PROJECT NO.: 2024.218
EX1
 CHECKED: CT
 DRAWN: CT
 DATE: 03-10-23
COLEMAN STORAGE
SW CORNER U.S. HWY. 301
& C.R. 523
COLEMAN, FL 33521

REVISION

REVISION	DATE	REVISION	DATE

Z DEVELOPMENT
 S E R V I C E S

CA 29354
 7108 E. COLONIAL DR. STE 100 PH: (407) 371-8910
 ORLANDO, FL 32803 FAX: (407) 442-9604

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