

# Sumterville Mini Warehouse/Storage

617 U.S. 301, Sumterville, Florida 33585

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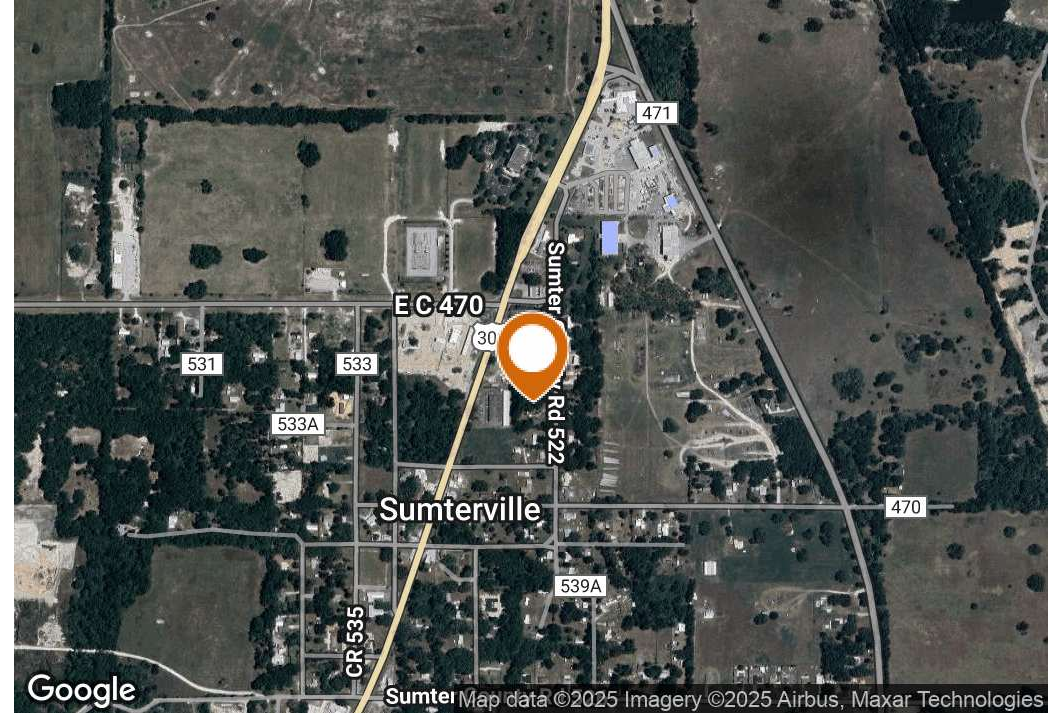


SECTION 1

# Property Information



## PROPERTY SUMMARY



## Offering Summary

Lease Rate:	<b>\$895.00 per month (MG)</b>
Available SF:	956 SF
Lot Size:	1.52 Acres
Building Size:	16,550 SF
City:	Sumterville
County:	Sumter

Spaces	Lease Rate	Space Size
Suite 7	\$895 per month	956 SF
Suite 8	\$895 per month	956 SF

## Property Description

Mini warehouses/storages available for lease in Sumterville, Florida, just minutes from The Villages.

The property is strategically positioned to provide easy access to major transportation routes like I-75 and Florida's Turnpike, making logistics and distribution more efficient.

## Property Highlights

- Recently Renovated Units
- Off US-301 with easy access to I-75 & Turnpike
- Units Feature LED lights, Private Restroom and Overhead Door
- Ideal for various business needs, contractors, and storage
- Rent Incentive: One Month FREE Rent with 1 year lease

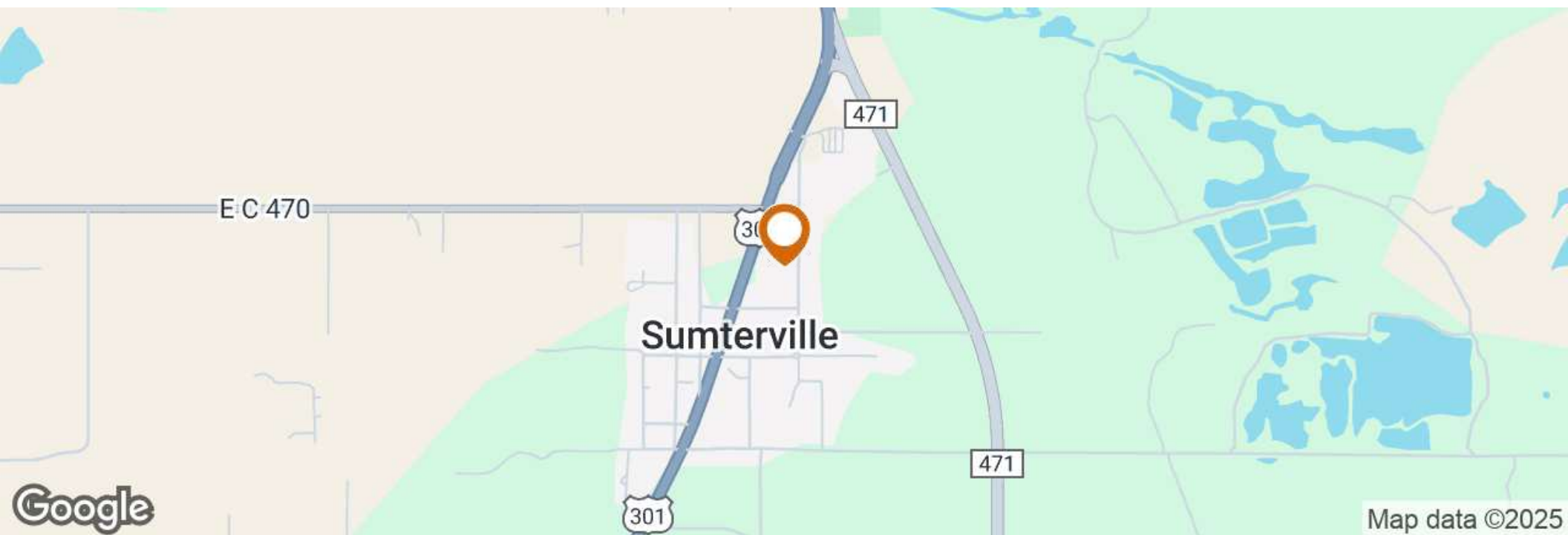




SECTION 2

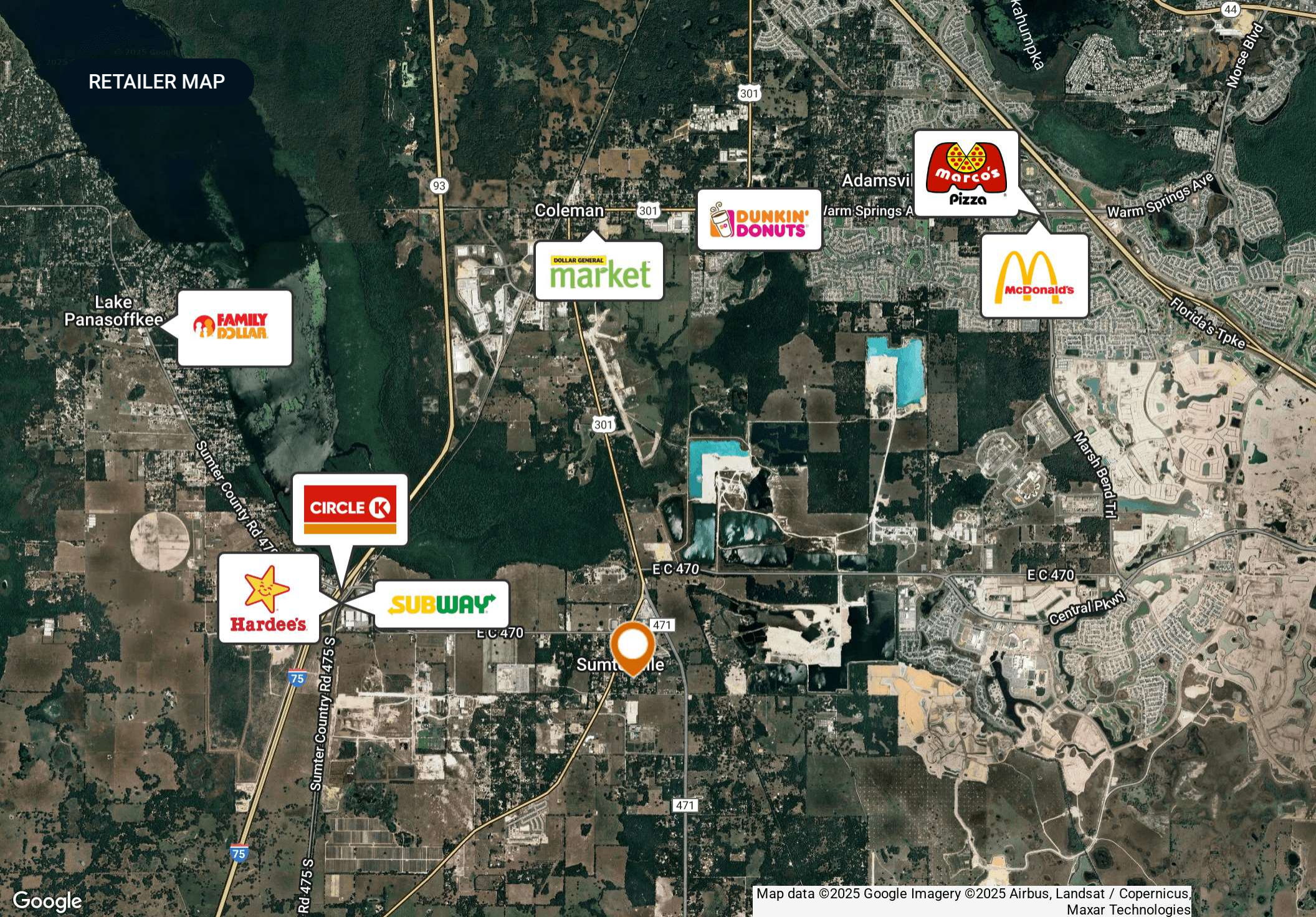
# Maps And Photos







## RETAILER MAP



Map data ©2025 Google Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies



## ADDITIONAL PHOTOS





## INTERIOR PHOTOS





## INTERIOR PHOTOS







SECTION 3

# Agent and Company Info



## ADVISOR BIOGRAPHY



### Bill Nguyen

Advisor

bill@saundersrealestate.com

Direct: **877-518-5263 x486** | Cell: **407-304-0553**

## Professional Background

Vuong (Bill) Nguyen is an Advisor at Saunders Real Estate.

Before joining Saunders, Bill spent seven years in retail sales and management. During that time, Bill led and ranked his store as the No.1 Store in Sales and Customer Satisfaction nationwide for two-years in a row. Building trust, rapport, and long-term relationships with his clients is paramount to Bill.

Born and raised in Ho Chi Minh City, Vietnam, Bill relocated to the United States with help from a scholarship to pursue higher education. He is fluent in both English and Vietnamese.

In his free time, Bill enjoys trying out new food spots, camping, and spending time with loved ones.

Bill specializes in:

- Retail Properties
- Office Properties
- Landlord & Tenant Representation

## Memberships

- Candidate for Certified Commercial Investment Member (CCIM)
- Asian American Chamber of Commerce (AACC)
- International Council of Shopping Centers (ICSC)



## ADVISOR BIOGRAPHY



### Ali Manekia, CCIM, SIOR

Senior Advisor

ali@saundersrealestate.com

Direct: **877-518-5263 x482** | Cell: **516-655-8700**

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## Professional Background

Ali Manekia, CCIM, SIOR is a Senior Advisor at Saunders Real Estate.

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 Saunders Real Estate. 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





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## Serving the Southeast

At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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