

INDUSTRIAL WAREHOUSE OPPORTUNITY | WILDWOOD, FL (SUMTER COUNTY)

3073 NORTHEAST 37TH PLACE WILDWOOD, FL 34785

EXECUTIVE SUMMARY

INDUSTRIAL PROPERTY FOR LEASE



OFFERING SUMMARY

Available SF:	4,960 - 19,840 SF
Lease Rate:	\$12 SF/yr (NNN)
Lot Size:	3.0 Acres
Building Size:	19,840 SF
Zoning:	Heavy Manufacturing
Market:	Industrial/Warehouse
Submarket:	Manufacturing

PROPERTY OVERVIEW

Immediate occupancy available for two like-new industrial warehouse buildings, each totaling $\pm 9,920$ SF ($\pm 19,840$ SF combined), constructed in 2020 and 2021. The property offers flexible configurations for single or multi-tenant occupancy, making it ideal for owner-users, distributors, or service providers supporting one of Florida's fastest-growing regions.

Building 1 ($\pm 9,920$ SF)

Features a functional layout including ± 500 SF of office space, restrooms in both the office and warehouse, two 15' grade-level bay doors, and 21' clear ceiling heights.

Building 2 ($\pm 9,920$ SF | Divisible)

Can be demised into two $\pm 4,960$ SF units:

Unit A: Warehouse space with one 15' grade-level bay door and 21' clear height

Unit B: Includes office and restrooms, one 15' bay door, and 21' clear height

Units A and B can be combined for a full-building user.

Racking is included, offering immediate operational efficiency for storage and distribution uses.

Restrictions: No mechanic shops NNN Expenses: \$1.34/SF

FOR MORE INFORMATION CONTACT:

Erin Freel | Broker Associate, CCIM | 813.478.1735 | erin@erinfreel.com

BOYD REAL ESTATE, LLC | 1720 SE 16th Ave #200, Ocala, FL 34471 | 352.861.2248 | boydrealestategroup.com

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.



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ADDITIONAL PHOTOS

INDUSTRIAL PROPERTY FOR LEASE



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FRONT WAREHOUSE

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BACK WAREHOUSE

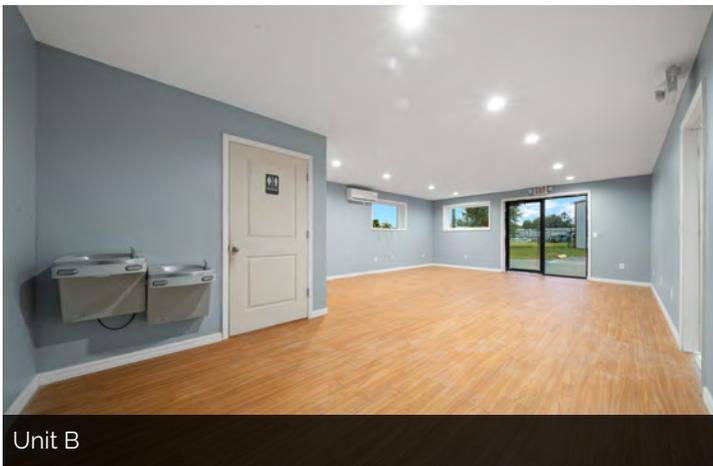
INDUSTRIAL PROPERTY FOR LEASE



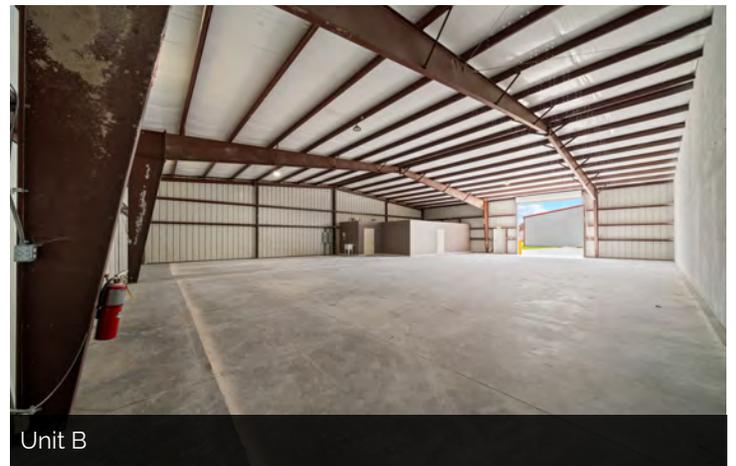
Unit A on the left, Unit B on the right



Unit B



Unit B



Unit B



Unit A, - Storage Only. No office or bathroom



Unit A

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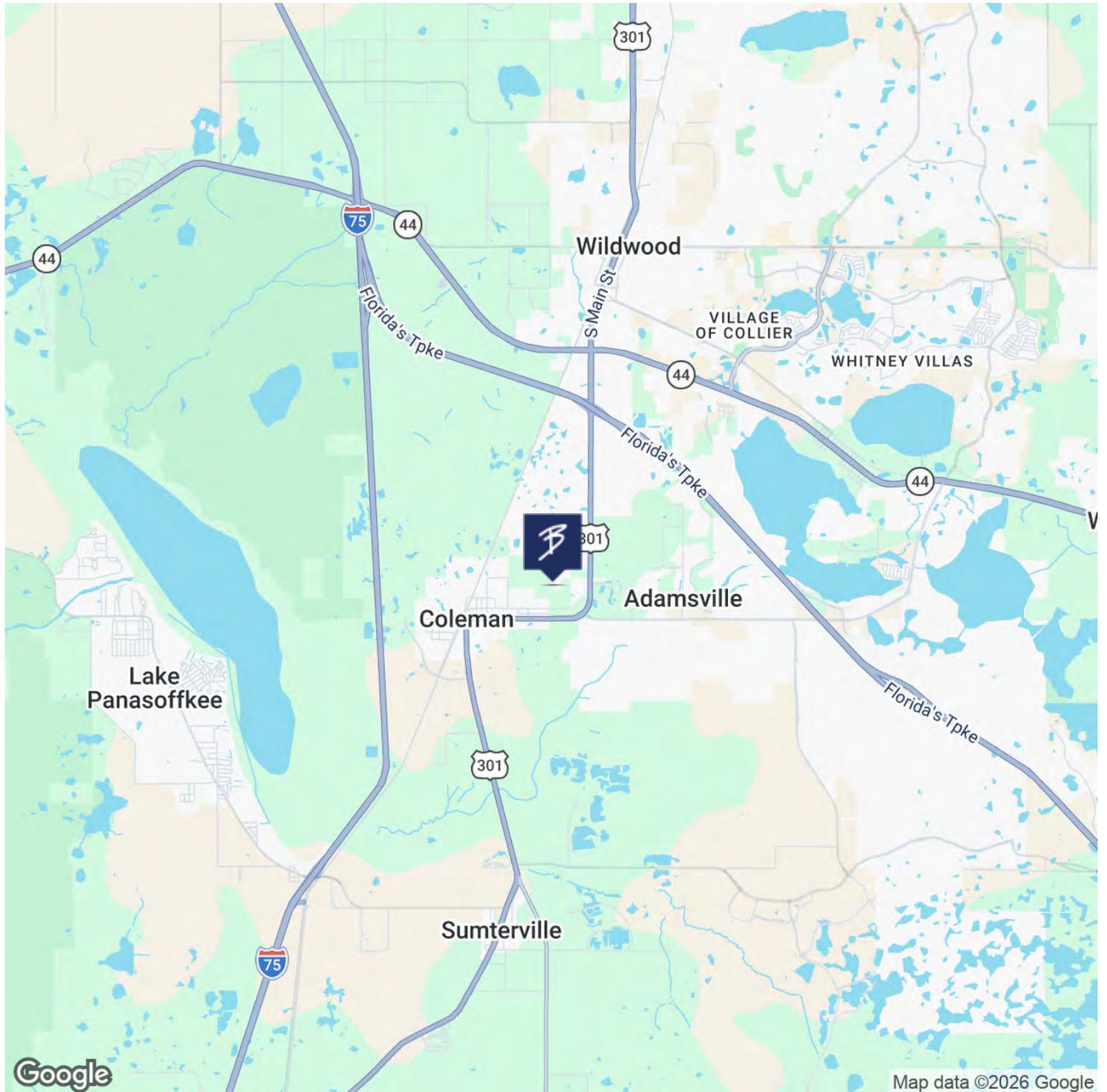
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LOCATION MAP

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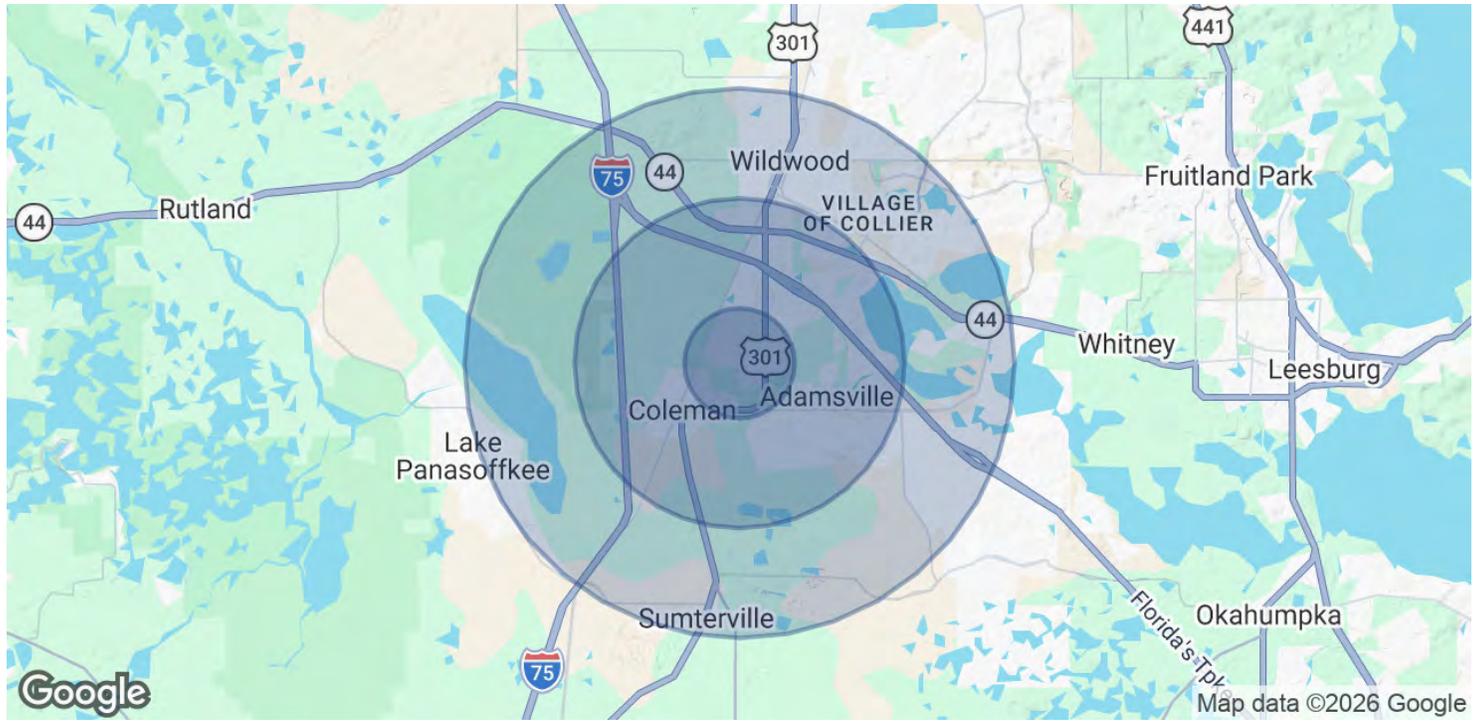
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	352	7,192	33,396
Average Age	64.5	60.2	57.6
Average Age (Male)	66.2	63.7	59.0
Average Age (Female)	63.7	56.5	56.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	170	3,506	13,992
# of Persons per HH	2.1	2.1	2.4
Average HH Income	\$93,378	\$93,143	\$95,406
Average House Value	\$461,201	\$385,202	\$413,484

2023 American Community Survey (ACS)

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