

# 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 - 9,920 SF
Lease Rate:	\$11.50 SF/yr (NNN)
Lot Size:	3.0 Acres
Building Size:	9,920 SF
Zoning:	Heavy Manufacturing
Market:	Industrial/Warehouse
Submarket:	Manufacturing

#### PROPERTY OVERVIEW

Immediate occupancy available for Building 2 (back building) 9920 SF, offering a one or two tenant situation. Constructed in 2021, building 2 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. Features a functional layout including  $\pm 500$  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)

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.

Single Phase Power. NNN \$2.06 SF Racking is included, offering immediate operational efficiency for storage and distribution uses.

Situated on  $\pm 3$  acres within South Wildwood Industrial Park, the property is strategically located 2.5 miles from the Florida Turnpike with convenient access to I-75, providing excellent regional connectivity. The site is just off U.S. HWY 301, offering strong visibility and ease of access.

FOR MORE INFORMATION CONTACT:

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BOYD REAL ESTATE, LLC | 1720 SE 16th Ave #200, Ocala, FL 34471 | 352.861.2248 | [boydrealestategroup.com](http://boydrealestategroup.com)

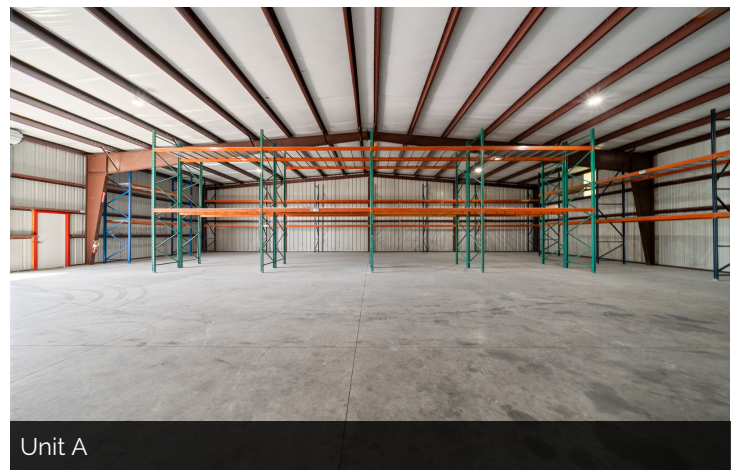
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BACK WAREHOUSE

INDUSTRIAL PROPERTY FOR LEASE



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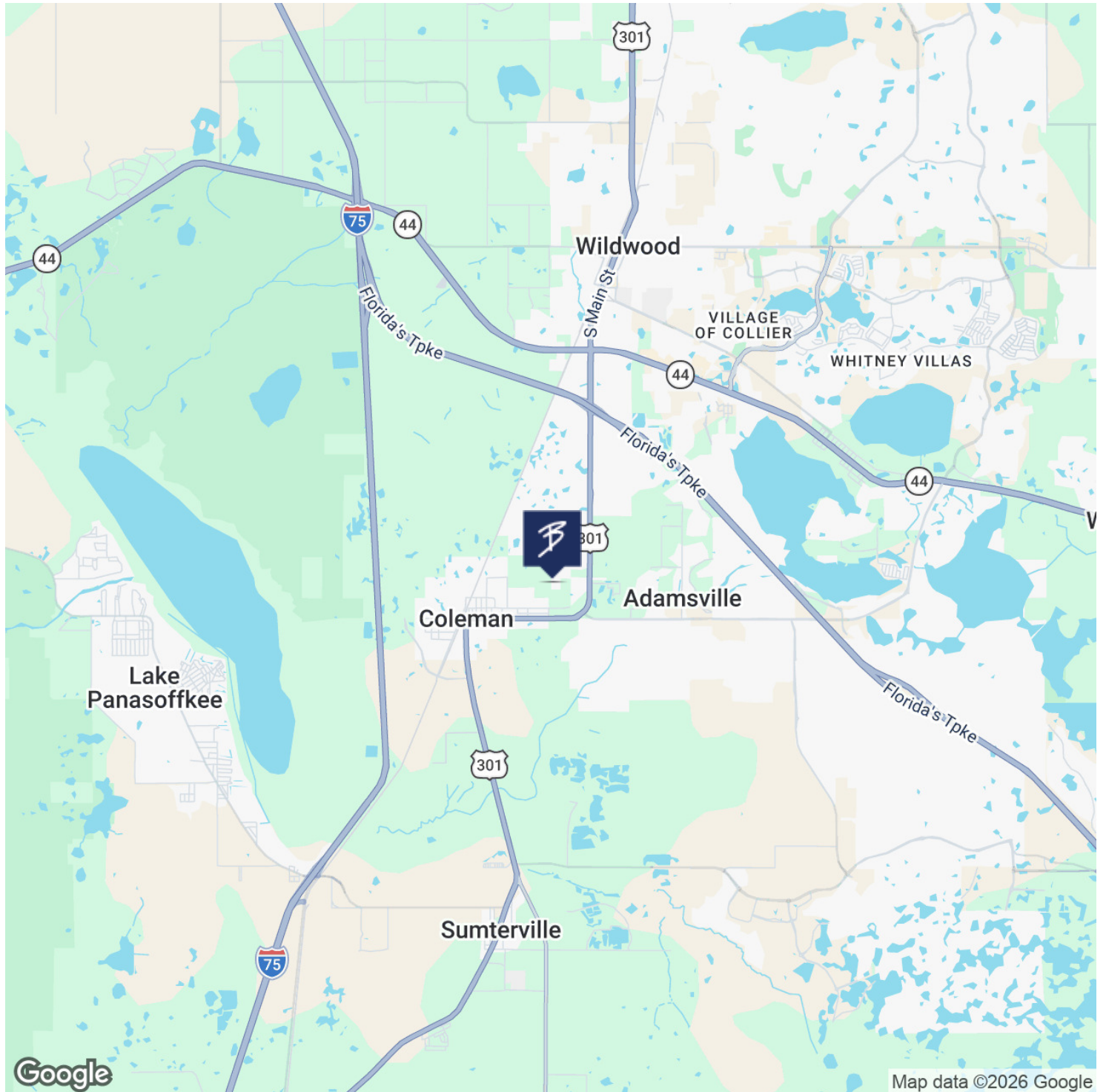
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LOCATION MAP

INDUSTRIAL PROPERTY FOR LEASE



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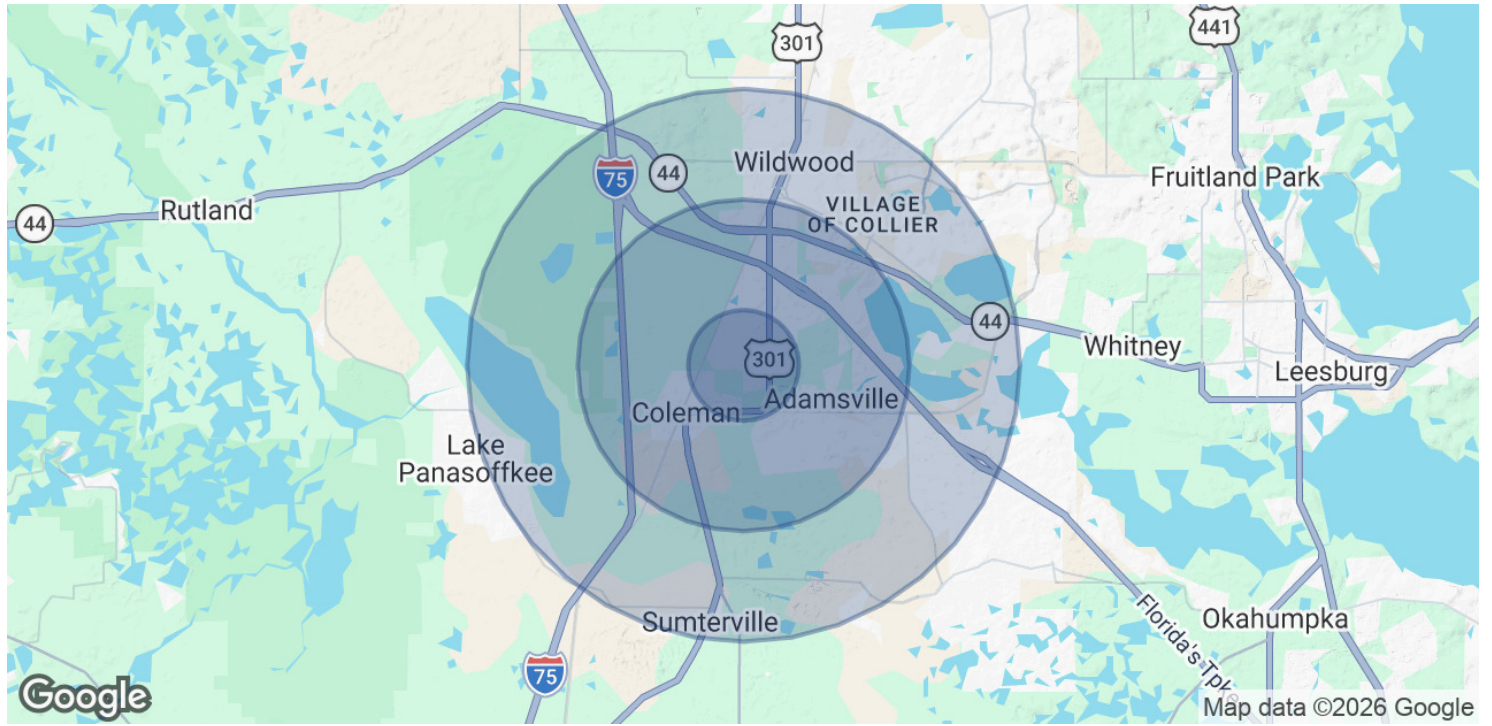
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DEMOGRAPHICS MAP & REPORT

INDUSTRIAL PROPERTY FOR LEASE



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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