



# FOR SALE/ LEASE

4405 NE 82<sup>ND</sup> AVENUE

WILDWOOD, SUMTER COUNTY, FL | 103,357 SF | 6.97 ACRES



CITE PARTNERS



## PROPERTY SPECIFICATIONS

### THE PROPERTY

- 103,357 SF
- 2,765 SF of office
- 24'-27' clear height
- 18 dock doors
- Front load
- 47' x 40' column spacing
- 250' building depth
- 136' truck court
- Metal construction
- .20/1,500 SF Sprinkler Density
- 277/480 volt, 4800 amp, 3 phase power
- Metal Halide Lighting
- Abundant trailer storage
- 57± parking spaces
- Built in 2006
- 6.97 Acres
- Expansion capacity up to 45,000 SF
- Additional acreage available

### LOCATION

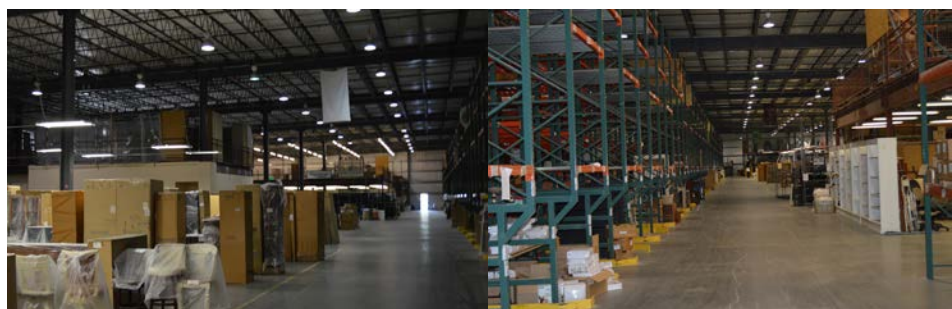
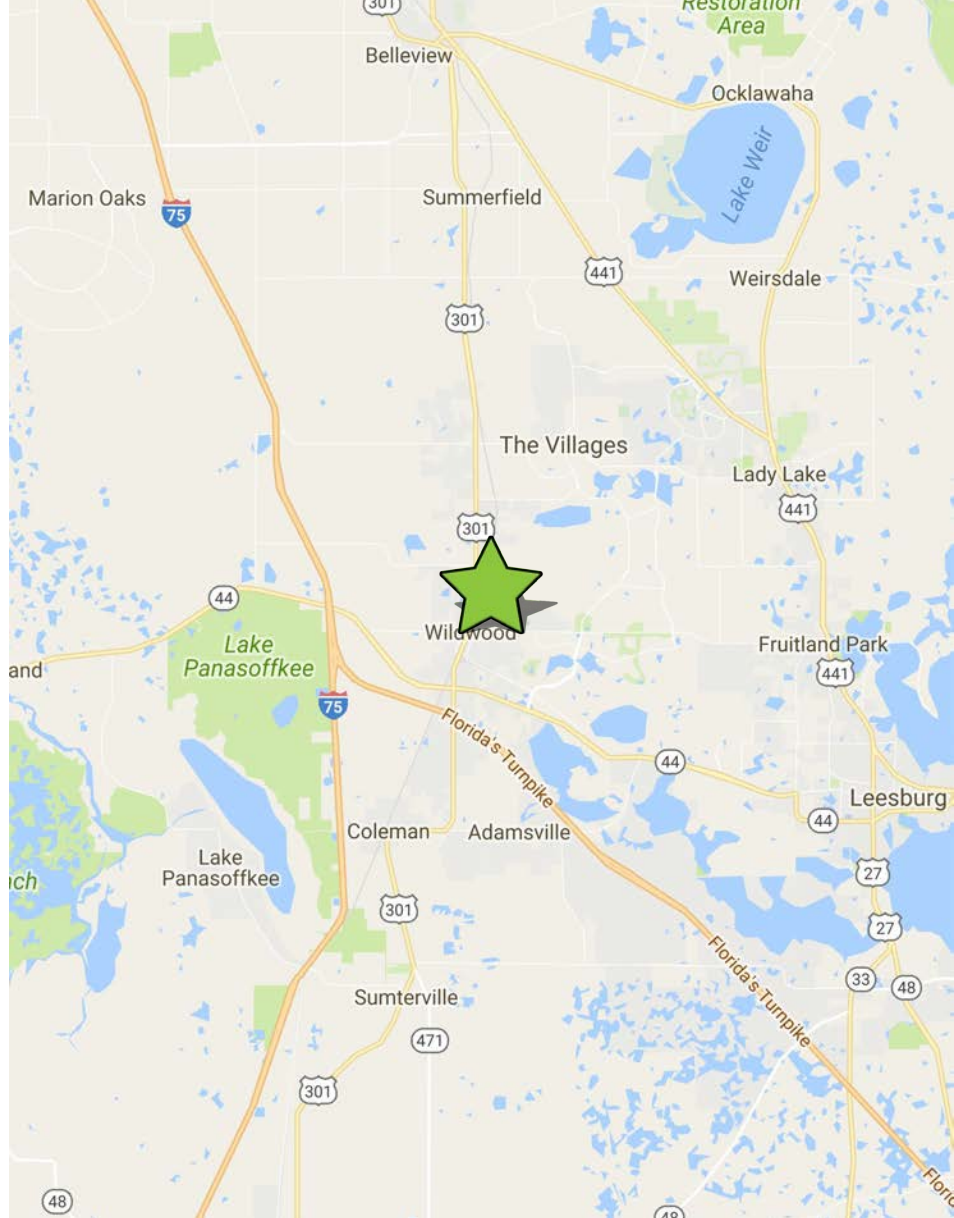
The property is strategically located in Wildwood east of US Highway 301, adjacent to The Villages. It is less than five miles from State Road 44 and the Interstate 75-Florida Turnpike interchange. It is approximately 25 miles from Ocala, 50 miles from Orlando, and less than 80 miles from Tampa and Daytona Beach.

### THE PRICE

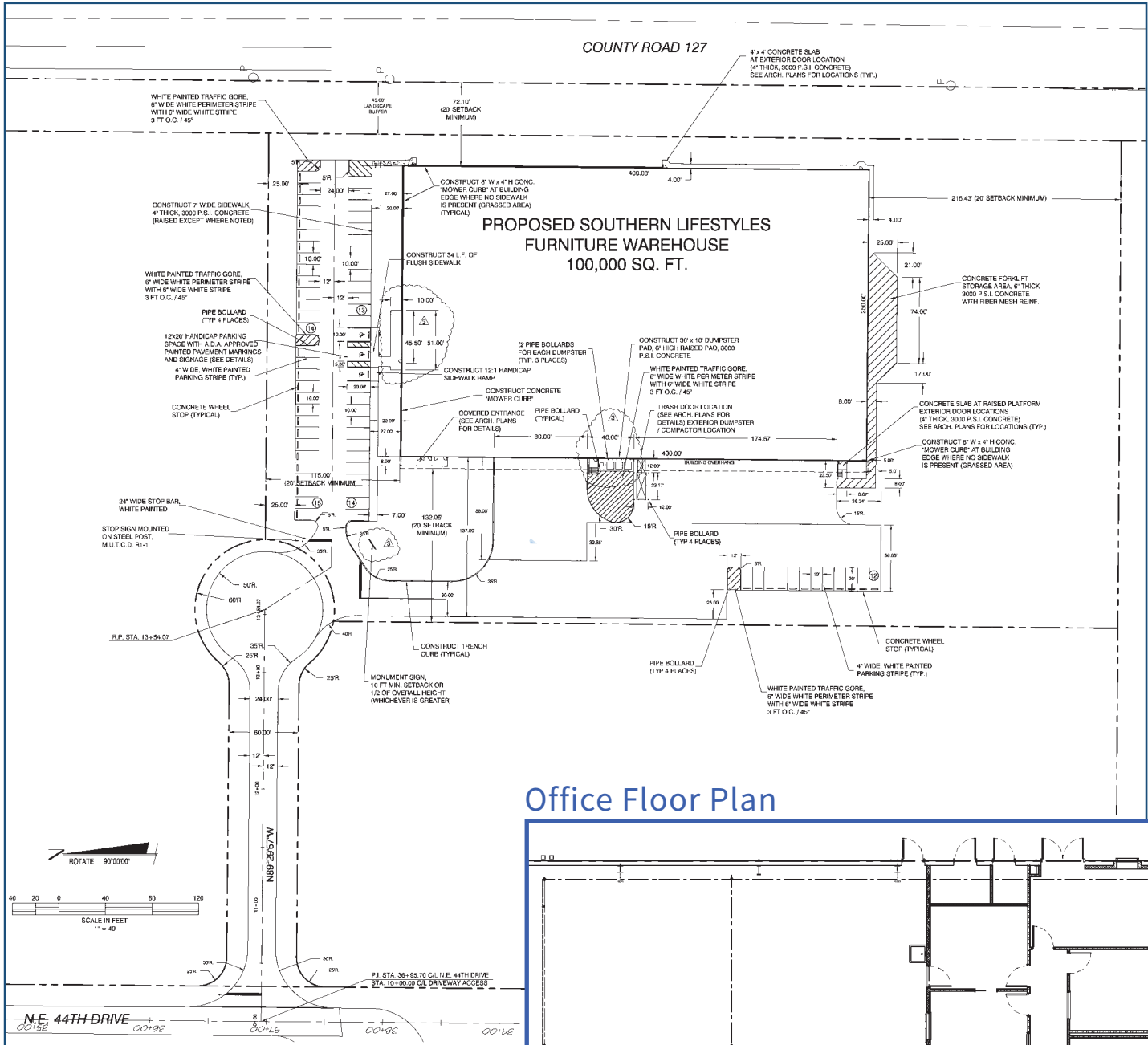
Sale - \$4,651,065 (\$45.00/SF)

Lease - \$4.25/SF NNN

Additional acreage - Negotiable



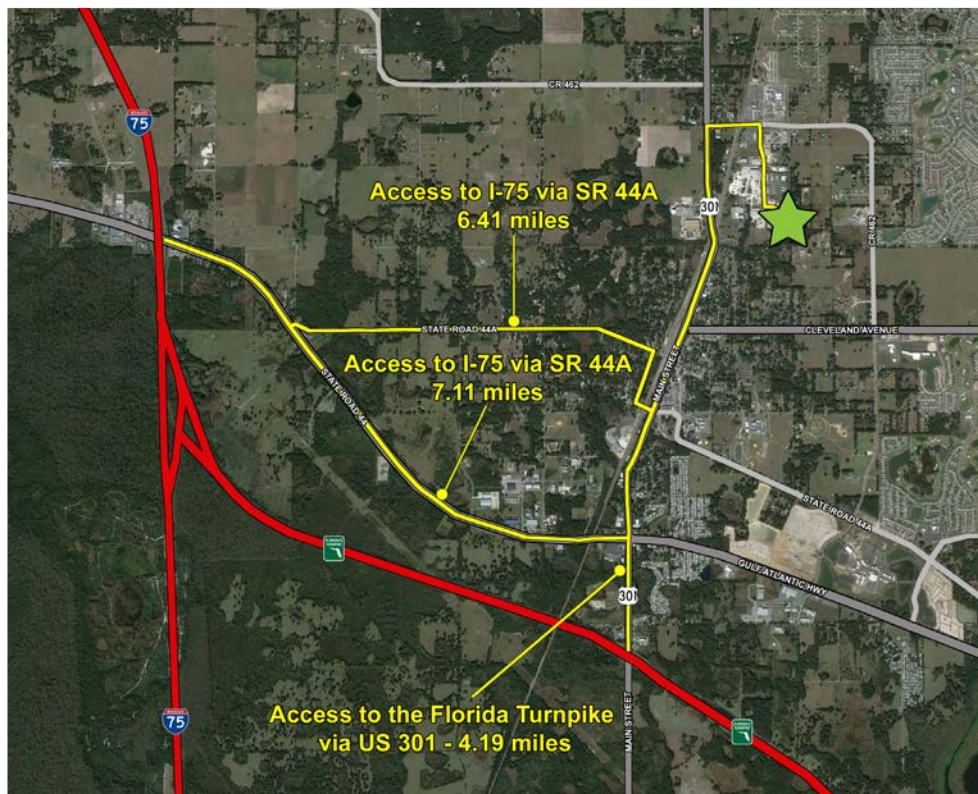
# FLOOR PLANS





DRIVE TIME TO	# OF HOURS
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Orlando	1
Tampa	1.25
Daytona Beach	1.75
Jacksonville	2.25
Miami	4
Atlanta, GA	5.5
Charleston, SC	6
Birmingham, AL	7.5
Charlotte, NC	7.75
New Orleans, LA	8.5
Nashville, TN	9.5
Memphis, TN	11



2015 Demos	1 Hr	3 Hrs	5 Hrs
Population	1,681,096	11,586,519	21,181,276
# of Households	669,021	4,647,866	8,295,620
Median Age	44.1	42.3	41.3
Median Household \$	\$43,590	\$46,133	\$46,136
# of Businesses	70,026	477,698	957,974
# of Employees	838,964	5,116,957	9,898,678

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