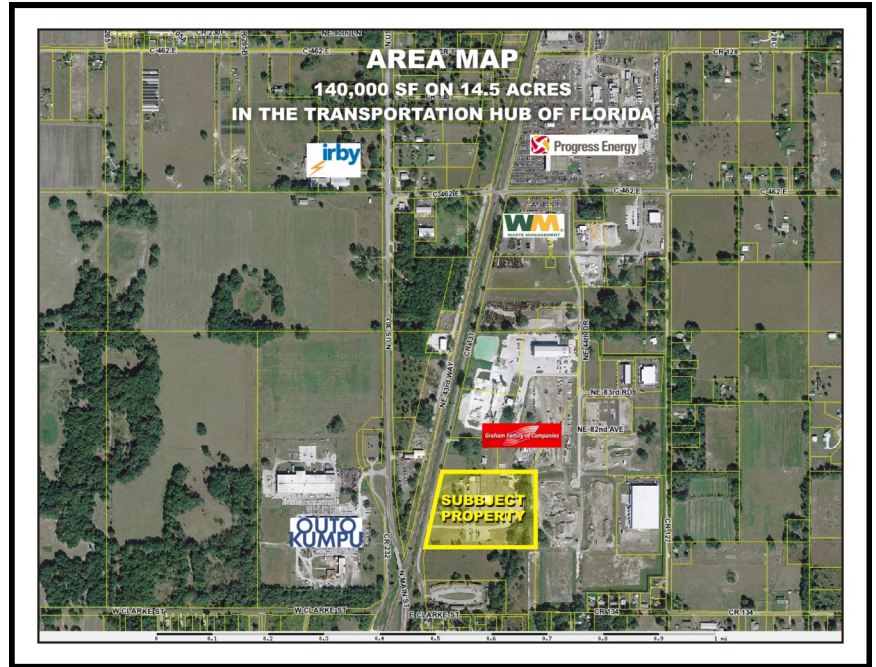


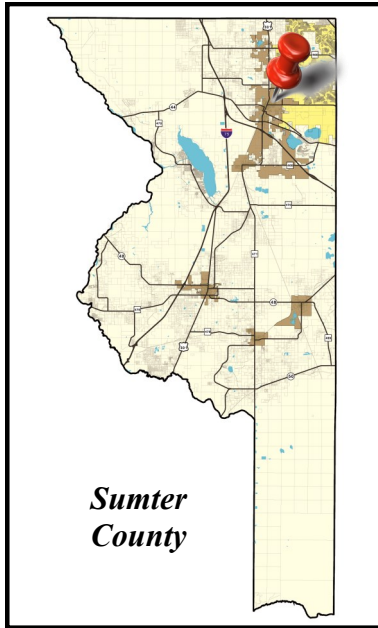
Smith & Smith REALTY

140,000 SF Industrial Building on 14.5 Acres

Aerial Photograph



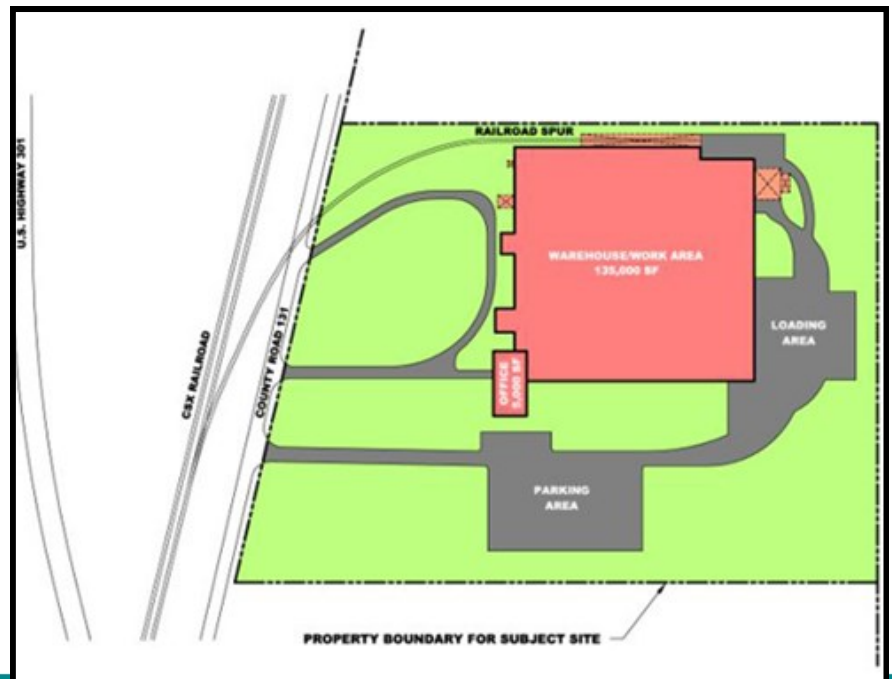
Site Location



1200 Lee Street
Wildwood, Florida

Excellent Industrial Facility
with Rail. Easy access to major
interstates in one of the
fastest growing areas in central
Florida.

Site Map



Certified
Commercial
Investment
Member

Individual Membership

Contact Danny Smith
DannySmith@ccim.net www.ccimLand.com
Call: (352)461-1186 Fax: (352)748-4642



Individual Membership

Executive Summary

FOR SALE or LEASE

- The Opportunity:** Industrial—Manufacturing/ Warehouse with Showroom and Offices. *Rail access* with Dock High Covered Rail Loading area. 5 Doc High Roll Up Doors. 3 Drive In Doors. Paved Parking. Paved and Unpaved Outside Storage
- Location:** The site is located in the *“Transport Hub of Florida where I-75 and The Turnpike meet in Central Florida”* just off US Hwy 301, on CR 131 (Lee St.) south of C-462 and west of The Villages.
- Size:** Warehouse/Work Area 137,9300sf—Office Area 5,000sf
14.55 +/- acres.
- Zoning:** The site is currently zoned Industrial
- Access & Visibility:** 2.5 miles to the Florida Turnpike and 5 miles from I-75. Convenient to access and easy to find. The property is visible from US 301.
- Electric: :** The building has two 2,500 amps supply panels so a total of 5,000. It is 3 phase 227/440v & 120/240v..
- Rail:** Rail Spur with covered loading area.
- Parcel I.D.** D32=039, in Sumter County
- Ownership:** Prime Development Corp Inc.
- Contact Information:** Danny Smith,
Smith & Smith Realty
352-748-5656
352-461-1186 Cell
dannysmith@ccim.net
www.ccimLand.com

All information believed to be true but not warranted.