MoonBeam Land Company, Inc.
BROKERAGE • INVESTMENTS • ADVISORY
LIC. REAL ESTATE BROKER

Co-Listed with
FOUNDRY COMMERCIAL

161.75± GROSS ACRES FOR SALE OFF OF I-75 & HWY 44

8G Industrial Parcels

SUMTER COUNTY, FL | GOLDEN TRIANGLE

Presented By
John A. Evans, Sr.
407.947.3335 | john@moonbeamlandco.com

Co-Listed with
Justin B. Ruby, SIOR, CCIM
407.865.0311 | justin.ruby@foundrycommercial.com

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Interchange Opportunity

COMBINED ACREAGE

- Gross Acres: 161.75+/- acres
- Area Zoned Industrial: 100.05+/- acres
- Combined Impervious Area: 72.94+/- acres

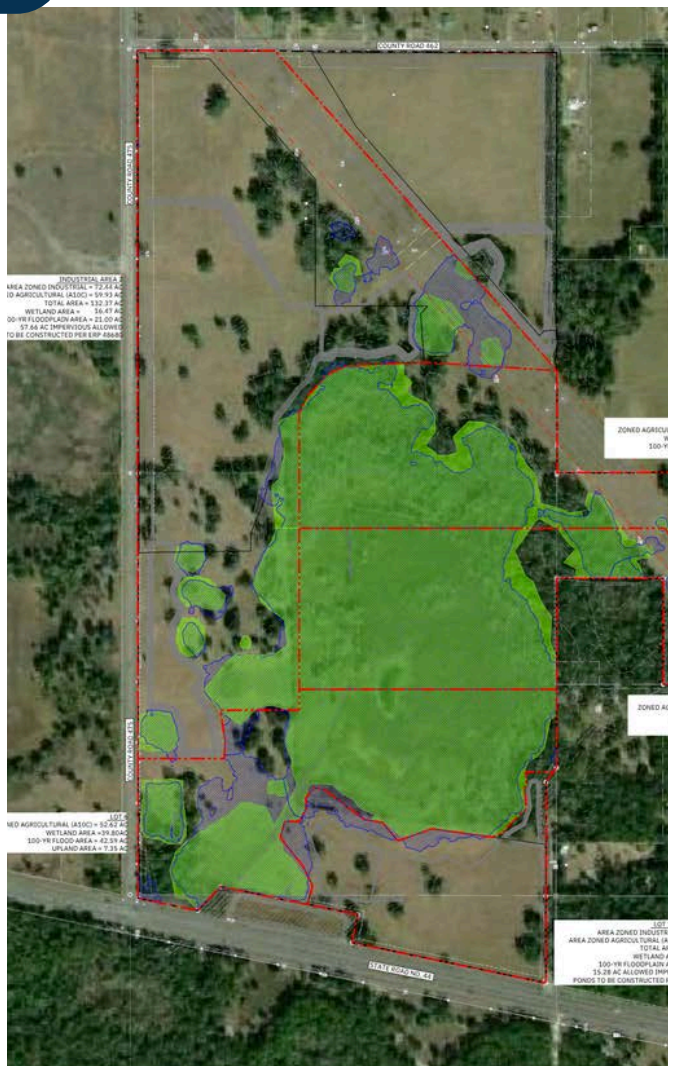
PARCEL 1 ACREAGE & PRICING

- Gross Acreage: 29.38+/- acres
- Area Zoned Industrial: 27.6+/- acres
- Impervious Area: 15.28+/- acres
- **$225,000/Industrial Zoned Acre**
- **Total Asking Price: $6,212,250**

PARCEL 2 ACREAGE & PRICING

- Gross Acreage: 132.37+/- acres
- Area Zoned Industrial: 72.44+/- acres
- Impervious Area: 57.66+/- acres
- **$80,000/Industrial Zoned Acre**
- **Total Asking Price: $5,795,200**

Interactive Map Link ➡



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Connecting Central Florida

IN THE "GOLDEN TRIANGLE"

- 10 minutes from The Villages (Wildwood)
- 45 minutes from Orlando
- 1 hour and 15 minutes from Tampa
- 1 hour from Gainesville.
- Interstate 75 only five minutes away
- Florida Turnpike approximately 5 minutes away
- SR HWY 44 less than half a mile south of the property line.

USERS WHO SAID YES TO THIS REGION WITHIN 60 MI

amazon

OLD DOMINION FREIGHT LINE

chewy

FedEx

WERNER ENTERPRISES

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Industrial Zoning Matrix

INDUSTRIAL USES

- Hazardous Materials
- Research/testing lab for non-hazardous materials
- Manufacturing (enclosed buildings or >300' from residential areas)
- Warehousing/wholesale distribution (entirely or partially enclosed)
- Transportation (parking garages, distribution centers, truck stops, terminals)
- Utilities and services (construction debris landfill, government-operated wastewater treatment)
- Recreation (internet cafés, public parks, open spaces)

HEAVY COMMERCIAL USES

- Radio/TV broadcasting studio
- Medical and dental supplies and equipment; dental laboratories
- Vet clinic, large animals
- Building, heavy construction, and drilling contractors
- Dry cleaning plant, industrial laundry and linen supply
- Newspaper Printing Plant
- Sawmill
- Storage (indoor, and outdoor)
- Wrecker service

RETAIL USES

- Chemical supplies dealer
- Commercial and industrial equipment sales (excluding auto, appliance, and electronics)
- Lumber yard
- Plumbing and electrical supplies
- Comprehensive lumber, building, plumbing, electrical supplies, and specialized shops (cabinet, carpentry, awning, sheet metal, sign)
- Pest control services, swimming pool equipment and services, janitorial supplies and services
- Restaurant supplies and equipment, vending machine equipment
- Sex shop and sexually oriented businesses (media, theater, cabaret)

REPAIR AND MAINTENANCE

- Automotive repair and maintenance
- Car wash as principal use (self & full service)
- Commercial and industrial machinery and equipment (except automotive and electronic) repair and maintenance
- Service station (with or without repairs)*

Intent of Zoning, Full Land Uses

**Allowable, but contact the county beforehand.*

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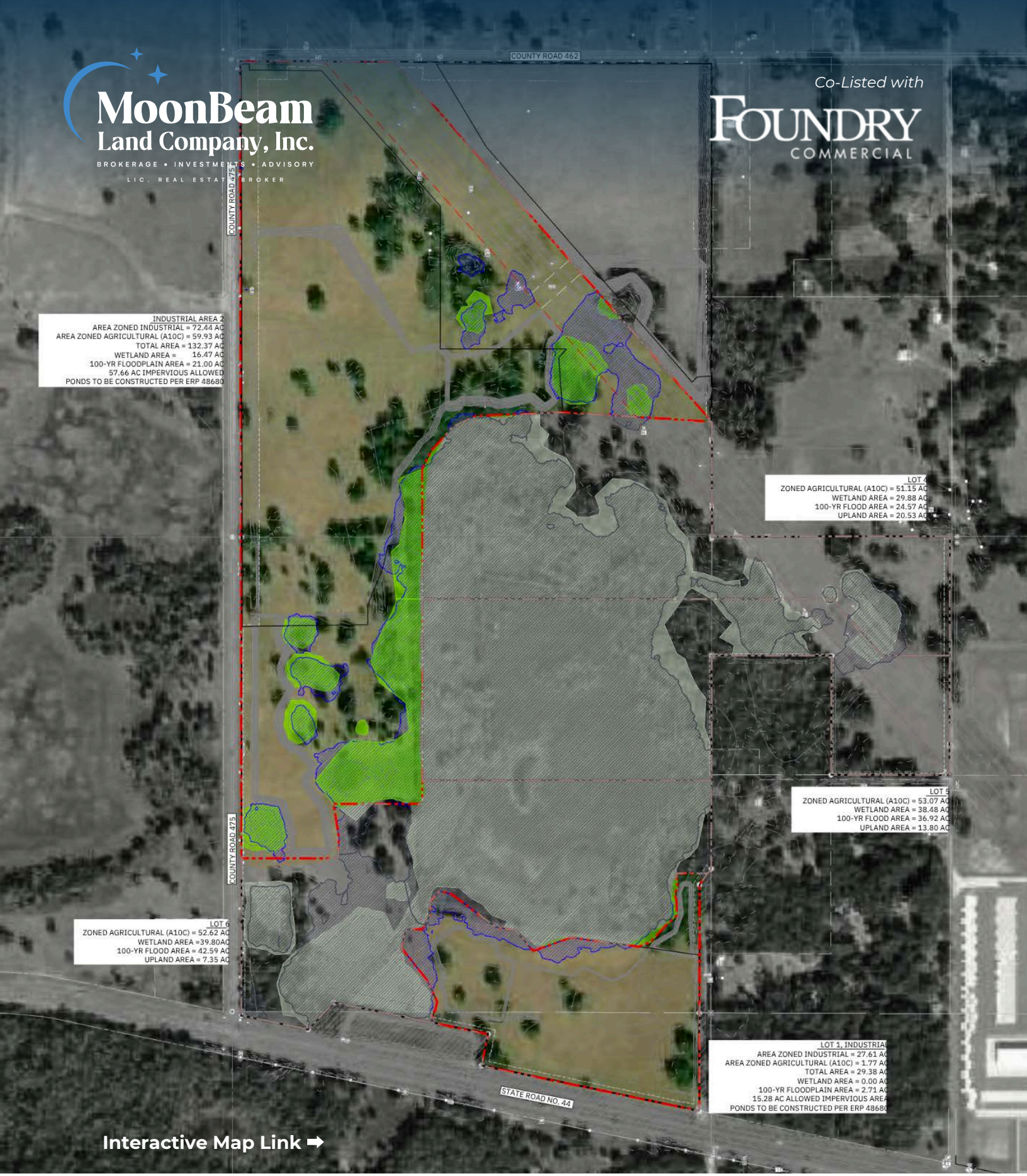

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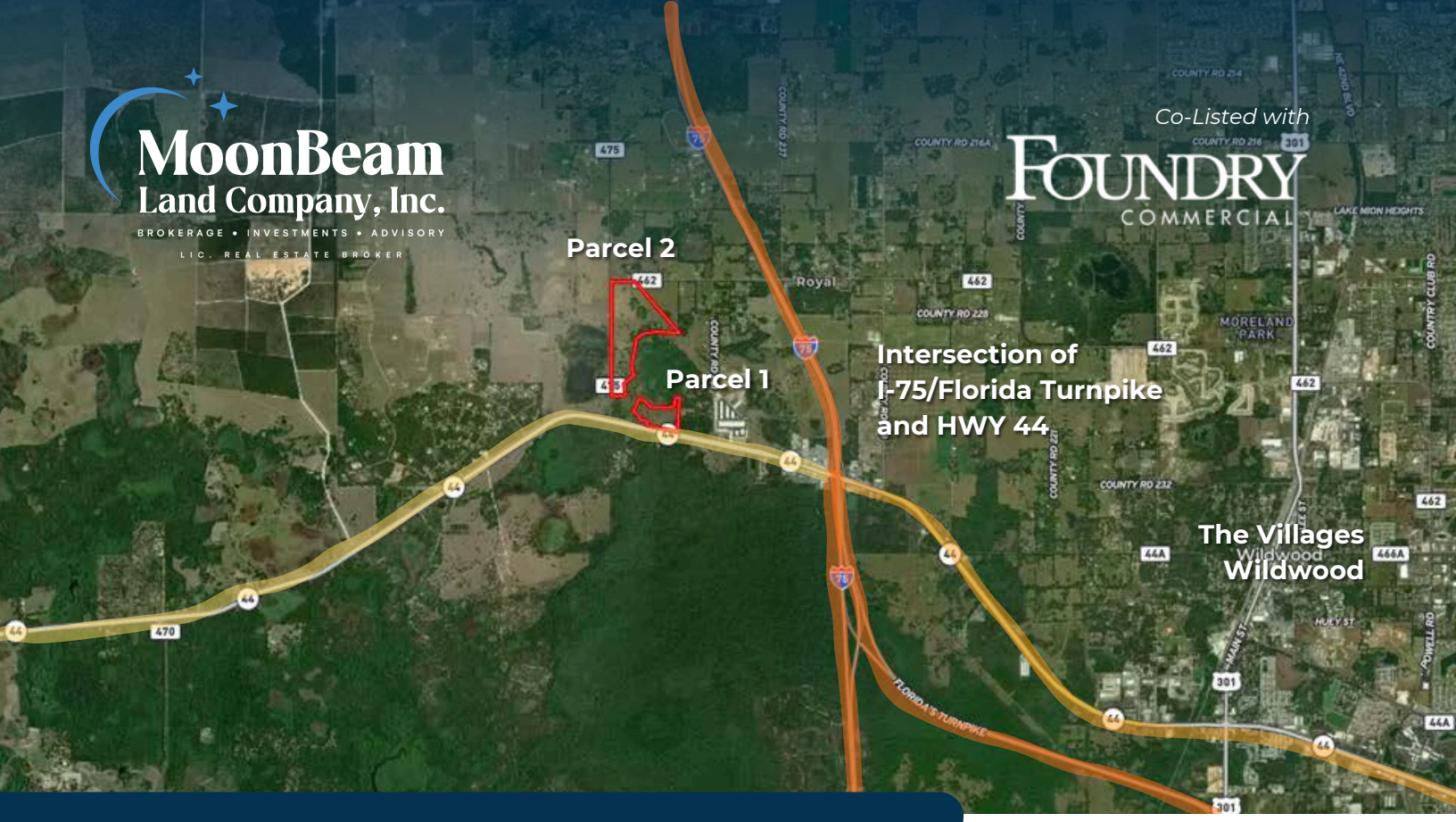

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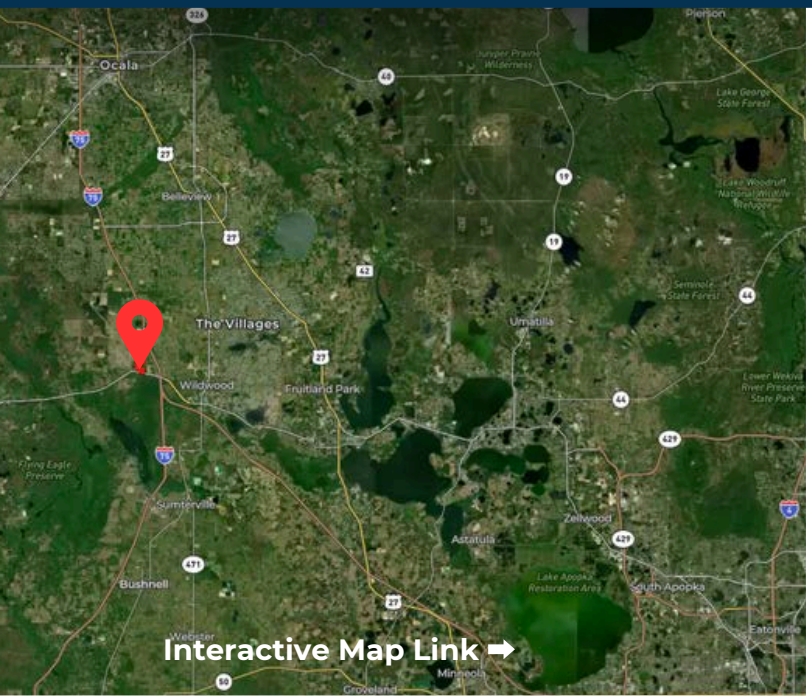

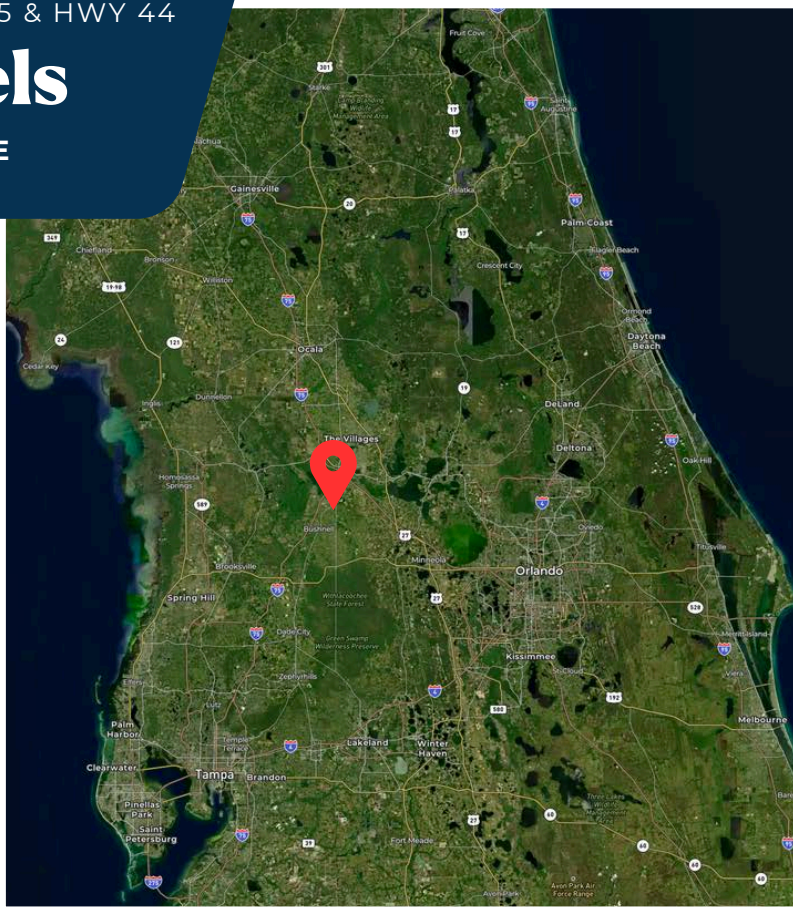

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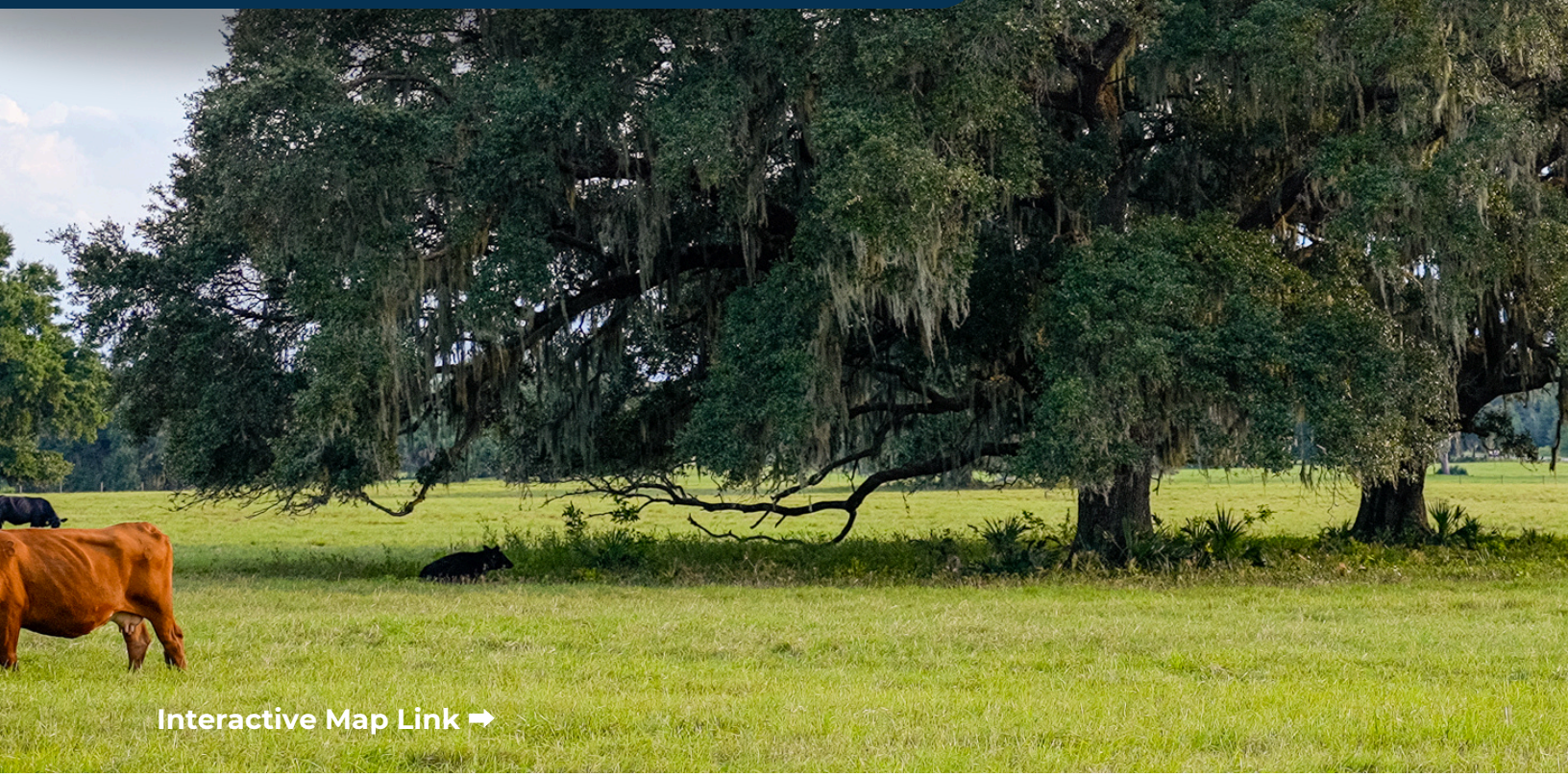

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