

INDUSTRIAL SUITES FOR LEASE

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COLEMAN
FLEX
BUSINESS PARK

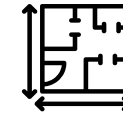
FOR LEASE

Phase I: \$13.50 / SF, Modified Gross
± 1,200 SF Available

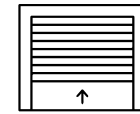
Phase II: \$14.00 / SF, Modified Gross
± 1,200 - 2,400 SF Available



**PHASE II
NOW
AVAILABLE**



**200 SF OFFICE
BUILT-OUT**



**14' REMOTE
CONTROLLED
ROLL-UP DOORS**



**FULLY GATED
BUSINESS
PARK**

Industrial Flex Suites with dedicated office space, private bathrooms, independent HVAC systems, and 14-foot high remote-controlled roll-up doors

Entire Industrial Park features 24/7 video surveillance and fully gated premises, protecting Tenants' property

Excellent access to FL Turnpike (3.2 miles) and I-75 (7.5 miles) providing direct access to Orlando, Tampa & Ocala

Strategically surrounded by The Villages Master Development with new construction developments encompassing the immediate market

The Villages includes over 71,000 homes for over 145,000 residents with recreation centers, parks, town squares, golf courses, shopping, dining, and entertainment experiences

■ 615 E. Colonial Dr., Orlando, FL 32803 ■ Phone: 407.872.0209 ■ www.FCPG.com ■

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SITE PLAN

**COLEMAN
FLEX**
BUSINESS PARK



ACCESS

- Phase II increases access to the park, creating a new thru-property truck route
- 1: Existing access from Sumter CR 523
- 2: New access to Phase II from E Warm Springs Ave

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F C
P G
FIRST CAPITAL
Property Group
Commercial Real Estate Services

AVAILABILITY

Phase One

Building	Suite	Layout	Size	\$/SF Rate	Availability
A	1	Three	1,200 SF	\$13.50	Immediately
A	3	Three	1,200 SF	\$13.50	Immediately
A	5	Three	1,200 SF	\$13.50	30 Days' Notice
A	6	Four	1,200 SF	\$13.50	30 Days' Notice
A	5-6	Three - Four	2,400 SF	\$13.50	30 Days' Notice
A	9	Three	1,200 SF	\$13.50	Immediately
B	2	Two	1,200 SF	\$13.50	Immediately
B	6	Two	1,200 SF	\$13.50	Immediately
B	8	Two	1,200 SF	\$13.50	Immediately
C	1	One	1,200 SF	\$13.50	Immediately
C	7	One	1,200 SF	\$13.50	Immediately

Phase Two

Building	Suite	Layout	Size	\$/SF Rate	Availability
G	5,7,8,10		1,200 SF	\$14.00	Immediately
H	1,3,6,7,8		1,200 SF	\$14.00	Immediately
I	4,5,9		2,400 SF	\$14.00	Immediately

PHASE ONE:

- 1,200 SF Suite
- (1) roll-up door (12' x 14') - remote controlled
- 200 SF Office built-out with private restroom and 1,000 SF Warehouse
- Electrical voltage 220, single phase 80 AMP
- Independent HVAC system



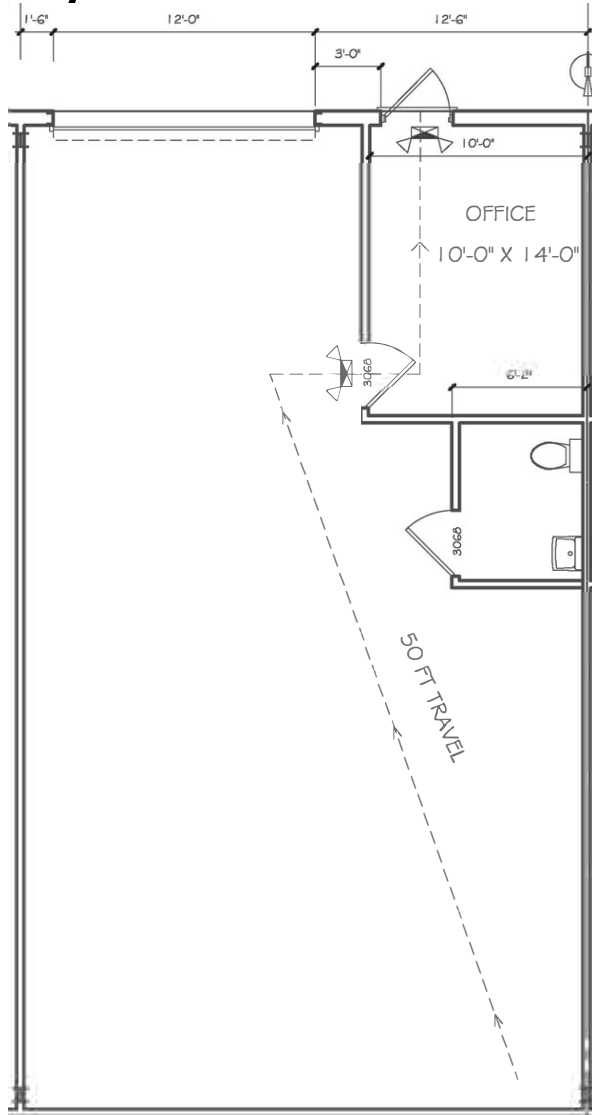
**Sample Suite Photos*

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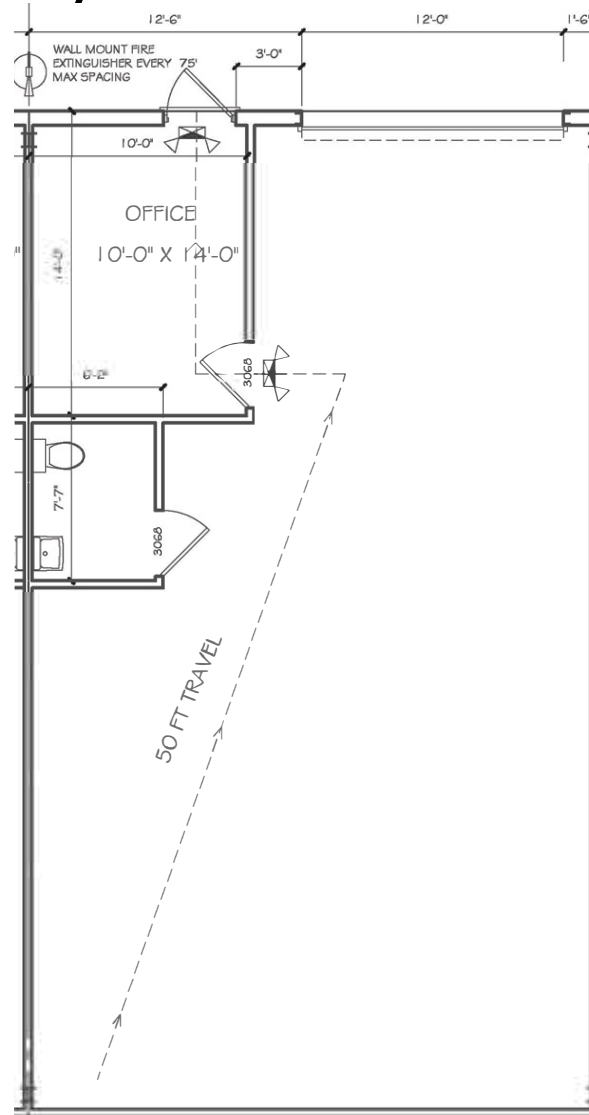
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BUILDINGS B, C, E, F

Layout One



Layout Two

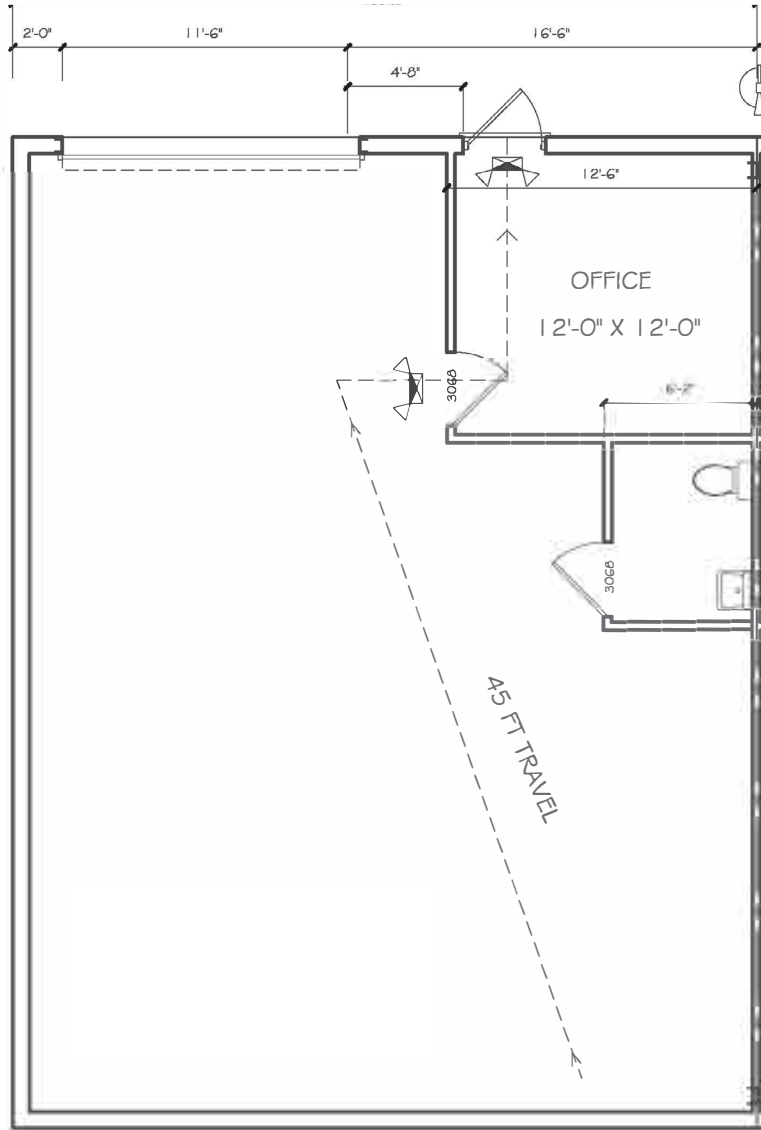


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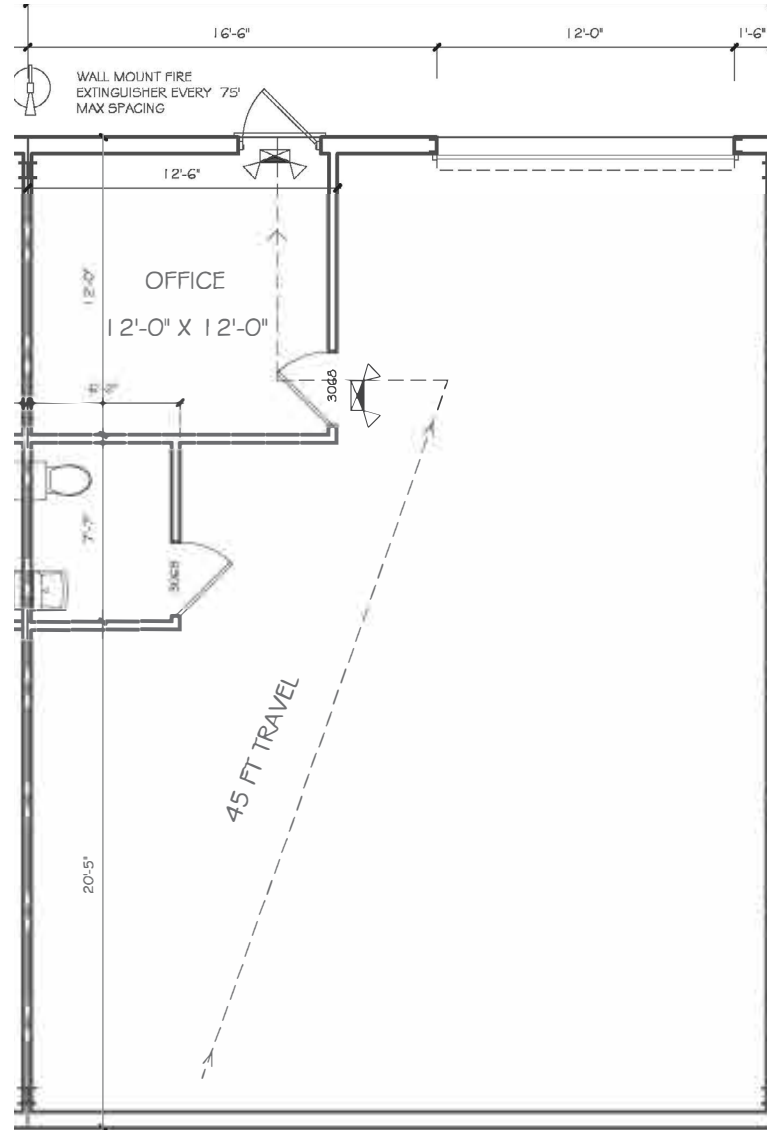
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BUILDINGS A, D

Layout Three



Layout Four



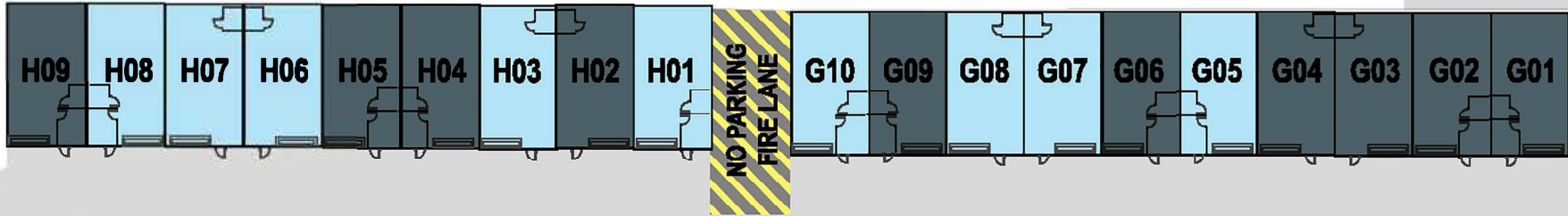
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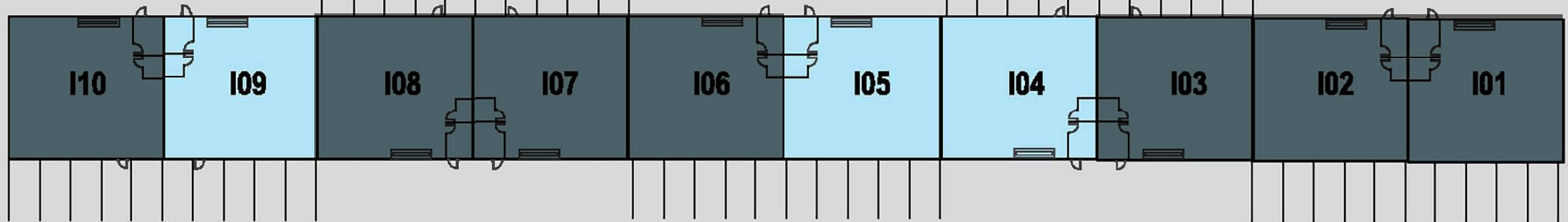
PHASE II: 1,200 - 6,267 SF

- 1,200 - 2,400 SF Suites Available Now
- All units equipped with 3-phase power

BUILDINGS G & H (1,200 SF BAYS)



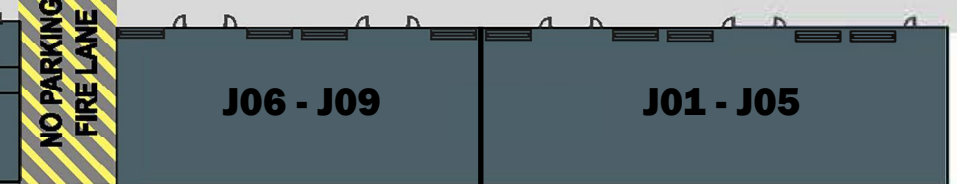
BUILDING I (2,400 SF BAYS)



BUILDING K (5,000 SF BAYS)



BUILDING J (5,013 SF - 6,267 SF BAYS)



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LOCATION

Drive Times & Traffic Counts



5 minutes
(3.2 miles)



7 minutes
(3.9 miles)



9 minutes
(7.5 miles)



18 minutes
(12.2 miles)



24 minutes
(18.2 miles)

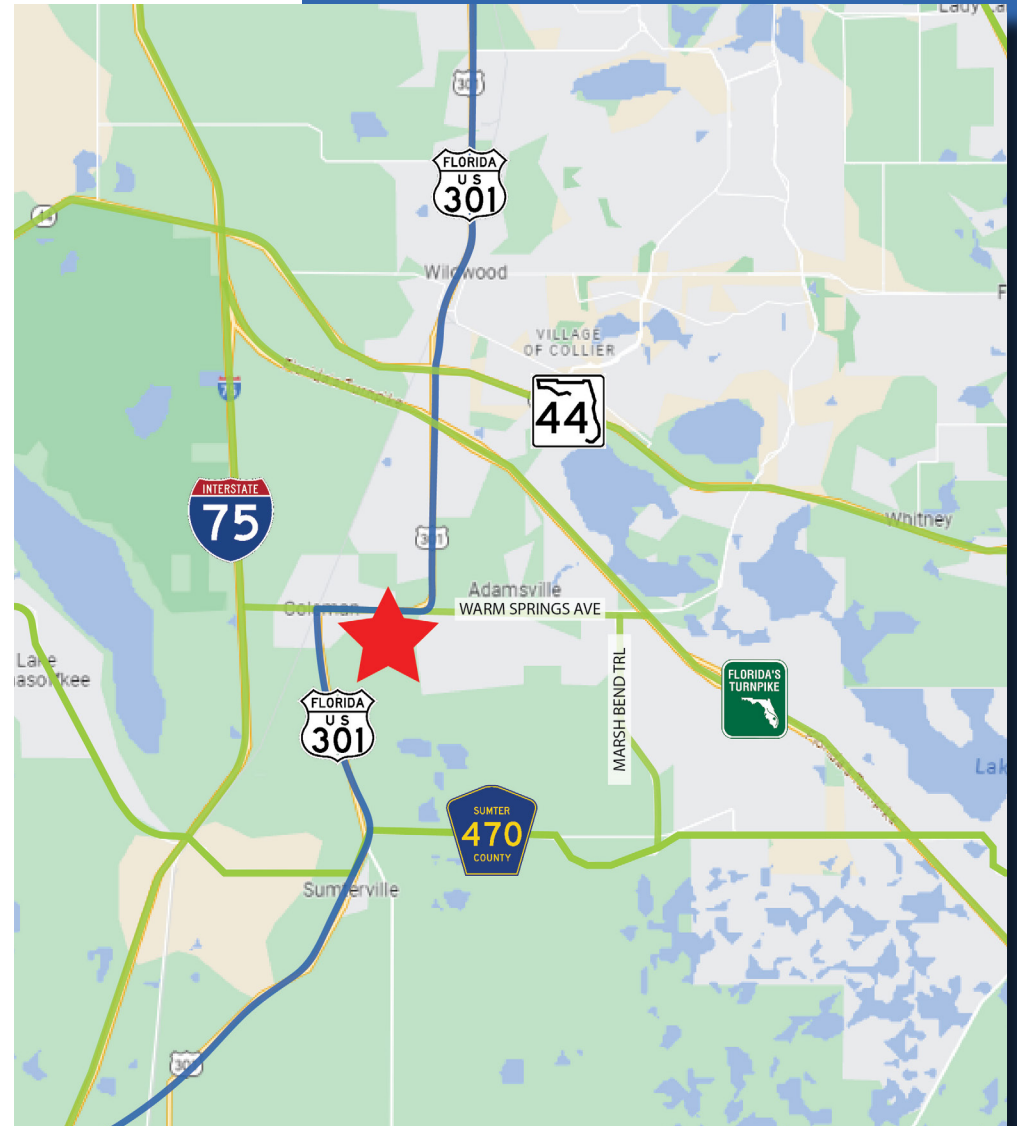


40 minutes
(48.9 miles)

Average Annual Daily Trips

2024

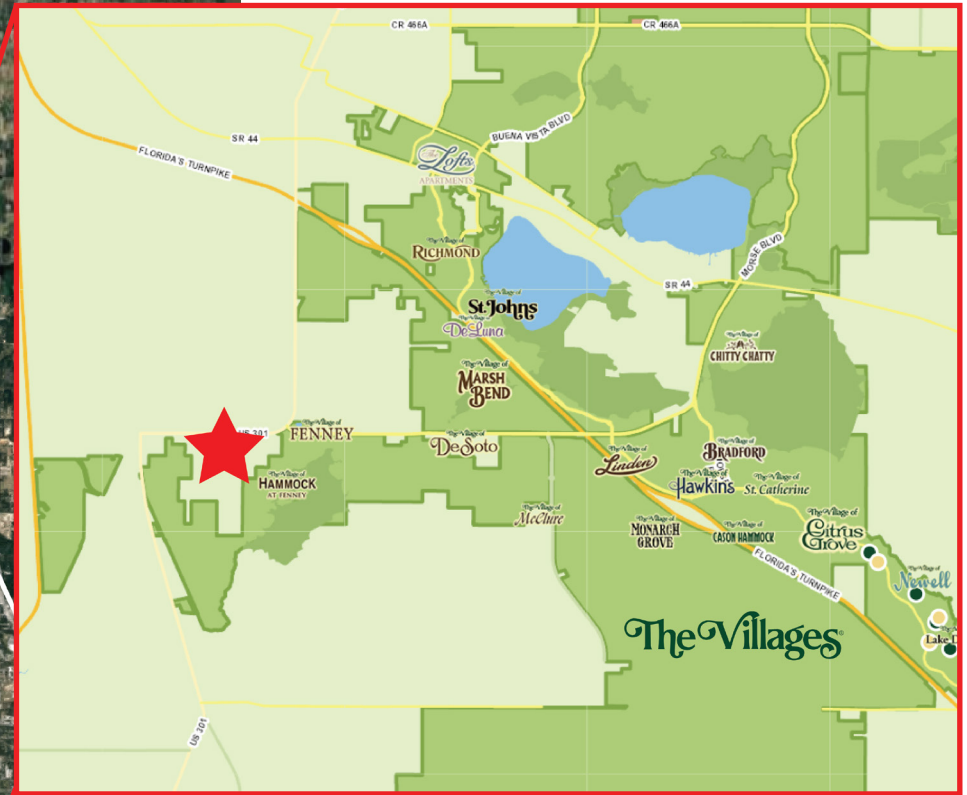
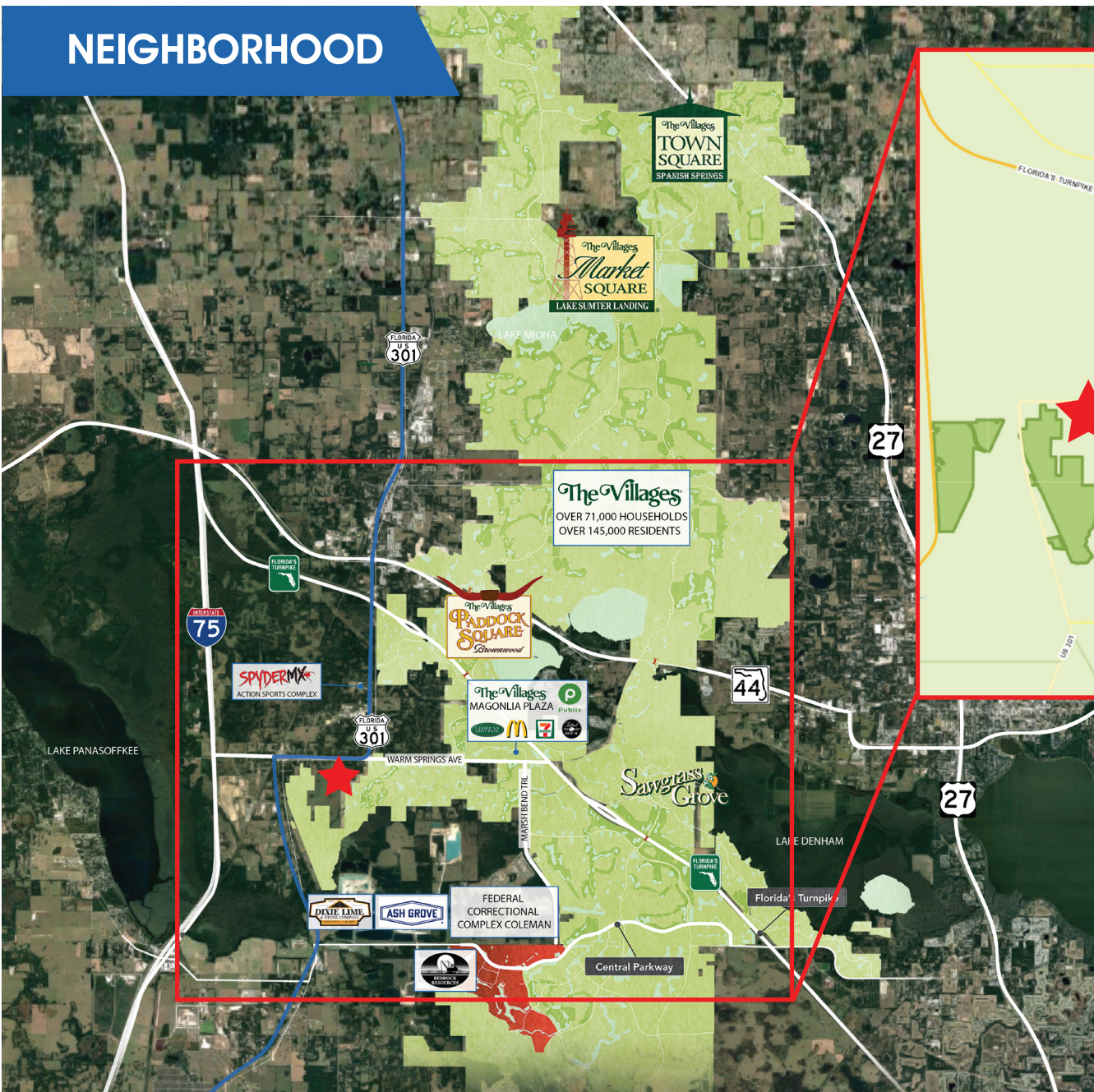
US Highway 301	29,500
Florida's Turnpike	94,000



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NEIGHBORHOOD



The Villages®

- The largest 55+ community in the world
- Ranked +1 Master Planned Community 11 years counting by RCLCO
- Home to over 145,000 residents
- Over 71,000 homes with many more under development
- Nearly 4,000 homes sold in 2022

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