

105 Candace Drive, Suite 117

Industrial Warehouse / Flex Space For Lease

Available Immediately SEE FLOORPLAN ON REVERSE

Property Features

- **3,600 SF Total**
- Approx. **300 SF Office** – freshly painted July 2026
- **30' Wide × 120' Deep**
- **19' Clearspan Ceiling Height**
- **10' × 10' Front Rollup Door**
- Rear Access Door to Alley
- Secure Lockable Parts / Storage Room
- Private Restroom – freshly painted July 2026
- Rear Warehouse Exhaust Fan Installed
- 3-Phase Electrical Service
- New Fiber Optic Service Available
- Office A/C Installed 2023
- 6 Dedicated Parking Spaces + use of short term shared Visitor Parking

Lease Terms

\$4,800 Per Month — All In

- 3-Year Lease Preferred but 1 year available*
- 3% Annual Increases
- Base Rent: \$13.50/SF
- OPEX: \$2.50/SF

* 3-year lease is preferred, but if you need a shorter term, we are open to a 1-year lease with a two-year renewal option with 3% increases during your second and third years.

Contact Information:

Sandi Weld 352-455-9020

or Skip Weld 352-406-8724

or Tristan Weld 352-800-8066

Ideal Uses

- e-Commerce • Plumbing, Electric, and Contractor Admin and Storage •
 - Distribution • Light Manufacturing • Service Business • Maybe your business too! Just Ask
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Access & Layout

- Front Parking with Glass Entry Door
 - Rear Alley Access for Deliveries
 - Clearspan Warehouse Layout Maximizes Usable Space
 - Efficient Small Office Footprint Leaves More Warehouse Area
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Asphalt Alley

Rear Access to Alley

Exhaust Fan

30' wide

120' deep

Restroom

Window

Door to Warehouse

OFFICE
14' wide

Window

23' deep office area

Glass Entry Door

10' x 10' Rollup

Secure Parts Storage Shelving

Asphalt Parking