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For lease

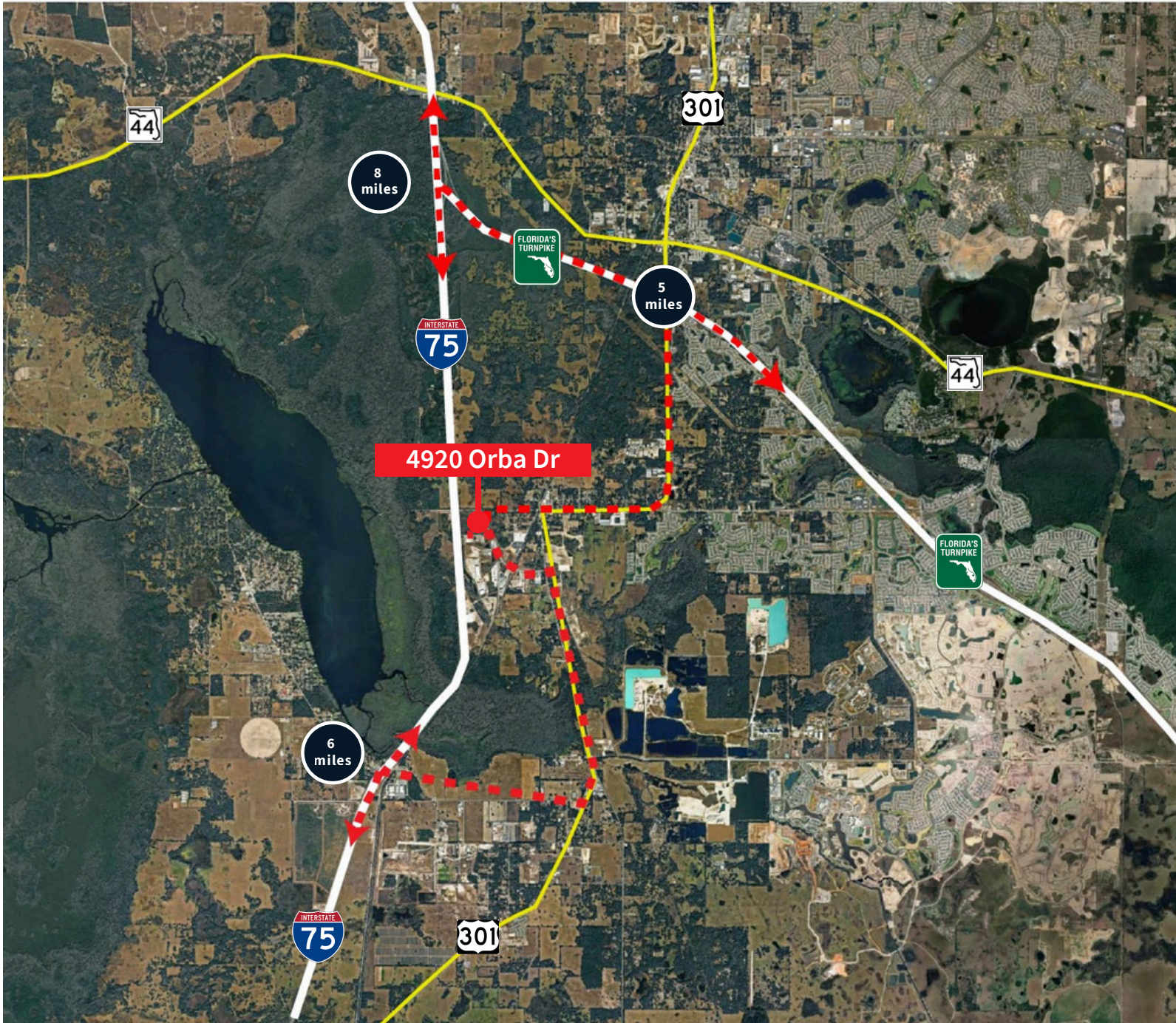
4920 Orba Dr, The Villages, FL 33585
8,250 SF free-standing building

Property Overview & Demographics

- 8,250 SF free-standing building
- 4,368 SF of conditioned warehouse
- 3,020 SF of cooler
- 975 SF of office
- 2 grade level doors
- Dock platform with 6 dock high loading positions with EOD's
- 13'5" clear height
- 800 amp, 208/120 volt, 3 phase power
- Built in 2022
- 1.82 acres
- Zoned Light MFG, Sumter County
- Please call for pricing



	30 min	60 min	90 min
Estimated population	169,461	1,715,078	6,797,673
Estimated households	80,890	700,037	2,659,814
Est. Average HH income	\$93,947	\$96,711	\$105,061
Total Businesses	4,177	58,095	253,062
Total employees	43,581	577,594	2,642,545



Location

4920 Orba Drive is strategically positioned in The Villages industrial corridor with convenient access to Interstate 75 and close proximity to the Florida Turnpike. This dual-highway connectivity provides efficient access to major metropolitan markets including Tampa, Orlando, and Jacksonville, making it ideal for manufacturing, warehousing, and distribution operations. The location combines central Florida's logistical advantages with adequate industrial infrastructure to support diverse business operations requiring efficient freight movement throughout the Southeast.

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