

AT THE CENTER OF IT ALL: SR 44, US 301, I-75, FLORIDA'S TURNPIKE, AND CSX RAILROAD



±245± ACRES  
FULLY PERMITTED | SHOVEL-READY

# PIKE 75 LOGISTICS CENTER

2068 E SR 44, WILDWOOD, FL 34785

## Development Ready

- + Fully permitted with all utilities and due diligence complete
- + Environmental approvals secured
- + Wetlands identified and avoided
- + Engineering, surveys & studies available

## Industrial Zoning:

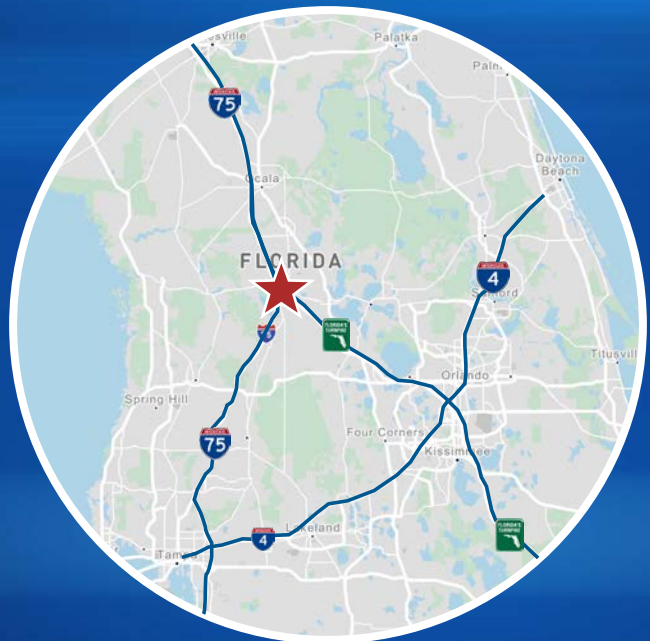
- + Development site planned for 2.3+ million SF of Class A warehouse/distribution space

## Logistics

- + Positioned in a major Central Florida distribution hub
- + Strong workforce within a 1-hour drive
- + Rapid population growth and pro-business environment

## Flexible Uses

- + Regional Distribution Centers
- + E-commerce Fulfillment
- + Logistics & Supply Chain Operations
- + Manufacturing & Assembly



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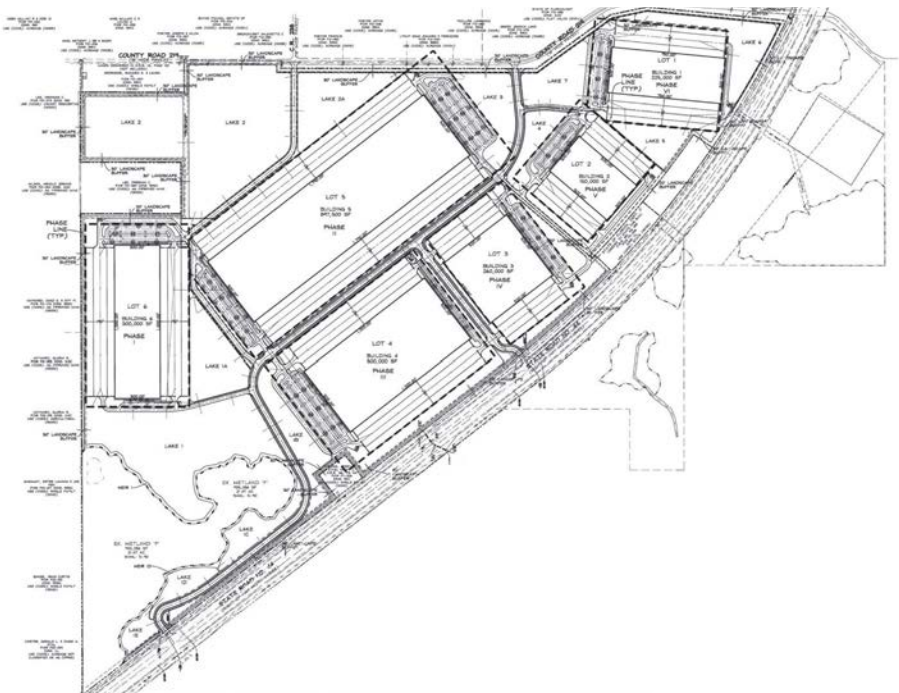
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**FRONTAGE: ±4,950 FEET ON SR 44 & CR 219**

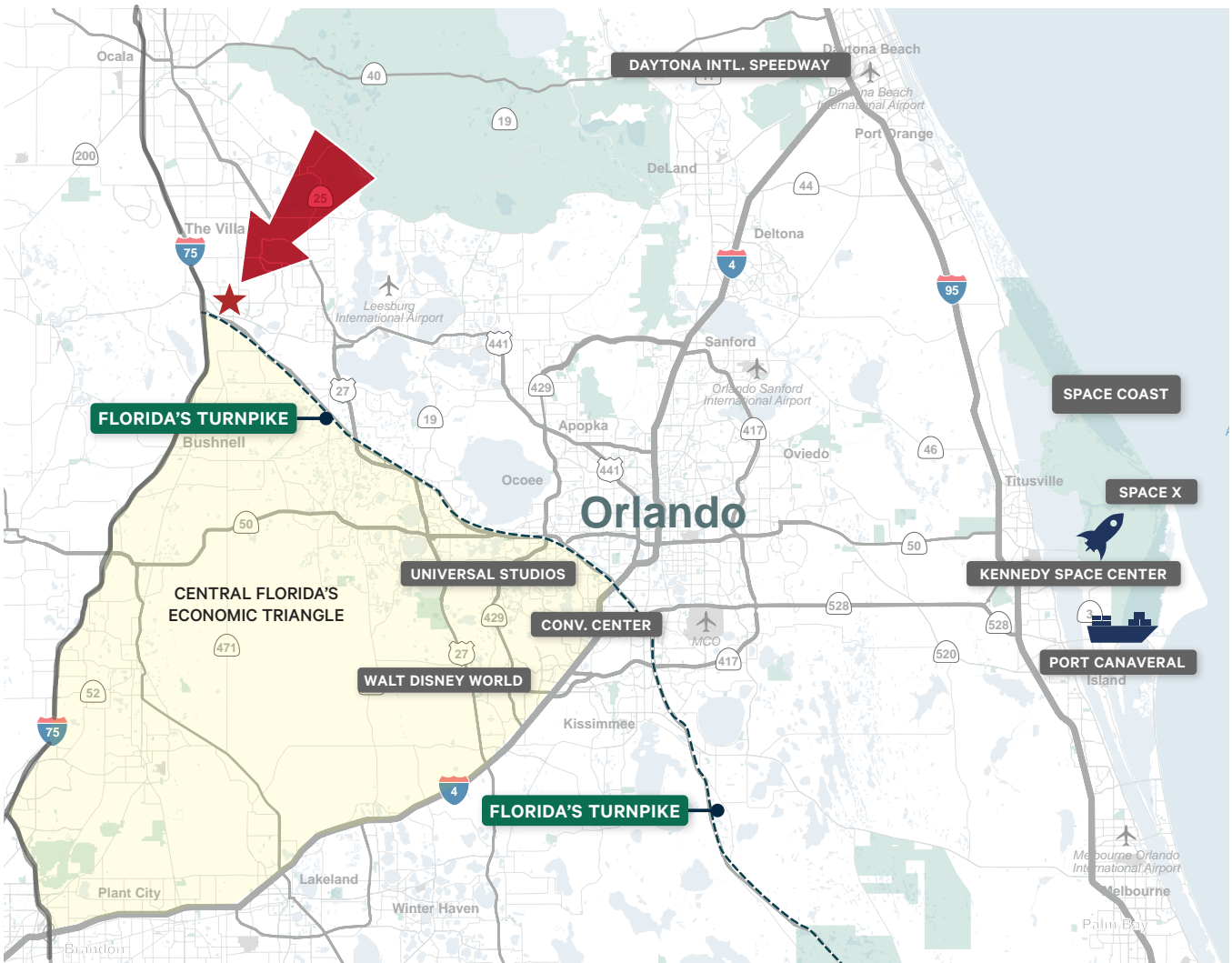


<b>TOTAL ACRES</b>	±248 Acres
<b>PURPOSED</b>	±2,300,00 SF Class A Warehouse
<b>SUBMARKET</b>	Sumter County
<b>ZONING</b>	Industrial
<b>ELECTRICITY</b>	Duke Energy 12.47 kV with in 25 miles, 4 MVA capacity
<b>WATER / SEWER</b>	City of Wildwood 1.03 mdg
<b>NATURAL GAS</b>	TECO Peoples Gas
<b>DATA</b>	Spectrum, Century Link
<b>RAIL ACCESS</b>	CSW Rail access; S-Line
<b>OPTIONS</b>	Entire site, partial, or pad-ready parcels available

**PURPOSED SITE PLAN**



# POSITIONED AT THE APEX OF CENTRAL FLORIDA'S ECONOMIC TRIANGLE



## DRIVE TIMES / MILEAGE

- US Highway 301: 2 mins / 1.72 miles
- Interstate 75: 3 mins / 2.2 miles
- Florida's Turnpike: 5 mins / 2.4 miles
- US Highway 27: 24 mins / 26.5 miles
- Leesburg Regional Airport: 33 mins / 18.27 miles
- Orlando International Airport: 1 hour / 61.7 miles

- Tampa International Airport: 1.15 hours / 80.7 miles
- The Villages: 19 mins / 9.4 miles
- Orlando: 49 mins / 51.6 miles
- Port of Tampa: 1.09 hours / 80.7 miles
- Port Canaveral: 1.36 hours / 104 miles
- Port of Jacksonville: 2.25 hours / 141 miles
- Port of Miami: 4.4 hours / 279 miles

### AT THE CENTER OF IT ALL:

Investor and Owner User interest is anticipated to remain high for Sumter County where there are strong economic fundamentals, such as population, job growth, low unemployment, robust population in-migration, a thriving tourism industry.

Central Florida location – Positioned at the center of Florida's economic triangle, offering unmatched distribution advantages.

Major highways – Served by I-75, Florida's Turnpike, US 301, and State Roads 44, 48, and 470.

CSX rail access – A north-south CSX freight line runs directly through the county.

Multimodal connectivity – Close proximity to two international airports and four major seaports.

Ideal for fulfillment centers

Sumter County offers targeted incentives to attract manufacturing, distribution, and agriculture businesses, supported by low taxes and a pro-business environment.

Expedited Permitting

Fast-track approvals for shovel-ready sites, with some site and building permits issued in about 21 days.

Industry Incentives

As a major logistics hub at I-75, Florida's Turnpike, and CSX Rail, the county provides cash incentives for new fulfillment centers, separate from state grants unless otherwise agreed.

### DEMOGRAPHICS - SUMTER COUNTY

**TOTAL POPULATION**  
154,302

**POPULATION 5 YEAR PROJECTION**  
183,479

**EMPLOYEES**  
34,111

**MEDIAN WAGE**  
\$15.95 - \$27.60

**BUSINESSES**  
3,168

## Access to 21 Million People in a 4-Hour Radius



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