

Pike75 Logistics Center



FOR SALE/FOR LEASE INDUSTRIAL BUILD-TO-SUIT

State Road 44
Wildwood, FL 34785

Colliers International
255 South Orange Avenue
Suite 1300
Orlando, FL 32801
407.843.1723

www.colliers.com

Pike75 Logistics Center, a strategic transportation regional distribution center totaling over 239± acres, is located in Sumter County at the intersection of the Florida Turnpike and Interstate 75, in the apex of Central Florida's transportation hub. Conceptually, the property consists of multiple rear load and cross dock facilities ranging from 200,000 to 1,000,000 square feet.

Features

- Totalling over 2.2 million SF
- 36' clear height
- 50' x 50' column spacing
- Tilt wall construction
- Additional trailer parking available

Population of 9.6 million within a 4 hour drive time





Pike 75 Logistics Center

Central Florida area ▪ Sumter County, FL

General Information

- **Size:** 239.8 total acres, 218.4 developable
- **Price:** \$175,000 per acre
- **Address:** 2068 E. SR 44, Wildwood, FL 34785
- **Ownership:** Sumter LLC
- **Zoning:** Industrial

Utilities

- **Electric:** Duke Energy. A 12.47 kV distribution line is adjacent to the park, and 5 MW can be provided within six months
- **Water:** City of Wildwood. A 12-inch water line with sufficient capacity is adjacent to the property along State Road 44. 1.93 MGD in excess capacity
- **Wastewater:** City of Wildwood. A 10-inch force main with sufficient capacity is approximately 1,900 feet from the property. Estimated timeline for service is six months. 2.28 MGD in excess capacity
- **Natural gas:** Eight-inch natural gas line operating at 350 psi can be extended within six months
- **Telecom/Fiber:** Adjacent to site along County Road 219

Transportation

- **Highway:** I-75 – 1.5 miles. The property is accessed from County Road 219 and State Road 44 (four-lane highway). Recent improvements to County Road 219 include widening, a dedicated turn lane, and a left turn lane on to State Road 44
- **Airport:** Orlando International Airport (MCO) – 48 miles
- **Rail:** Not rail served
- **Port:** Port of Tampa – 75 miles

Additional Information

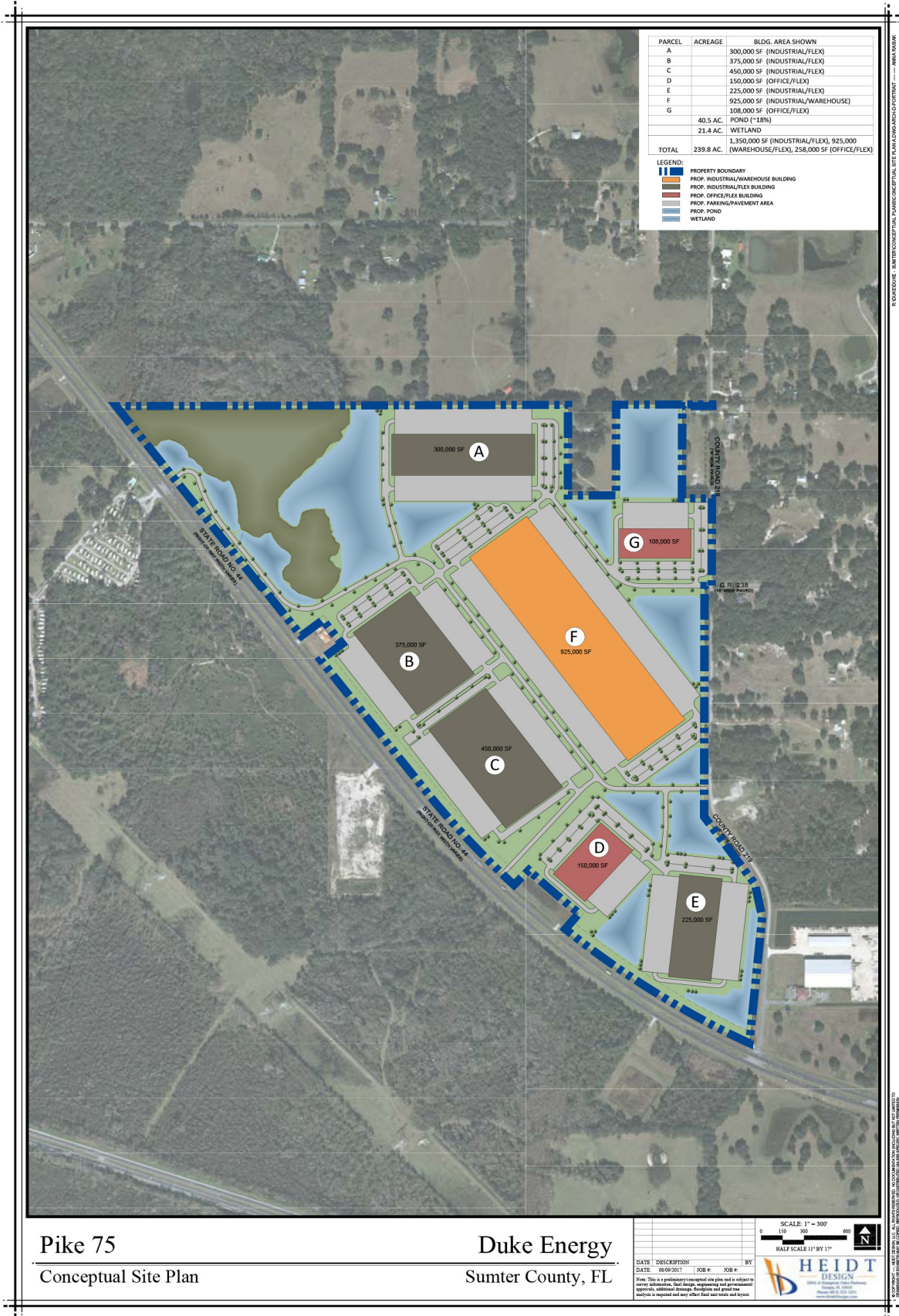
- The following due diligence has been completed:
 - Wetlands Delineation
- Existing industries nearby: heavy and light manufacturing, distribution
- Link to a Google map of the site: <https://goo.gl/maps/kmCf7NaHkE62>

For More Information Please Contact the Duke Energy Business Recruitment Team at 919.349.2853.

duke-energy.com/economic

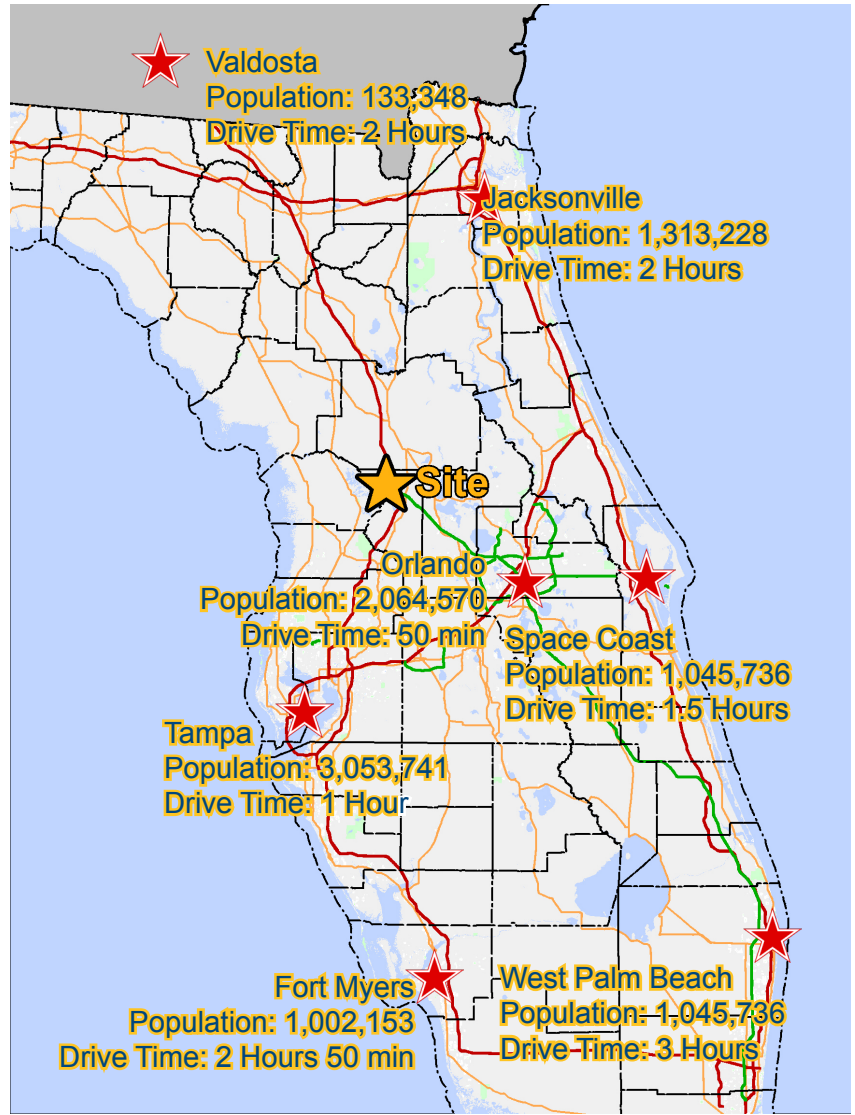
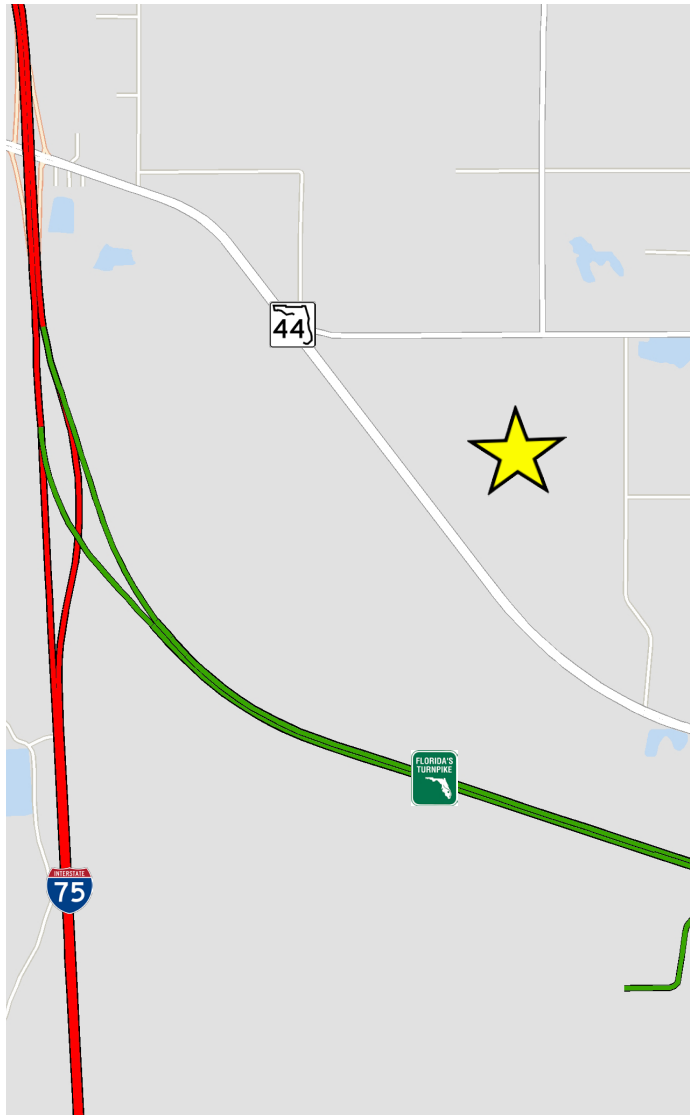


Pike 75 Logistics Center (Central Florida area - Sumter County, FL)



Conceptual plan

Overview Maps



Contact Us

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