

**FOR SALE
OR BTS**

Prime Development Site

270 Maguire Road
Ocoee, FL 34761



PROPERTY HIGHLIGHTS

- 9.89+/- Acres of Light Industrial Zoned I-1 Land (Ocoee City Limits)
- 1.61 Acres of Wetlands, 8.28 Usable
- 2021 Topo, Tree, and Wetland Flagging Survey on File
- Wetlands can be mitigated (see broker for details)
- 459' Maguire Road Frontage, 226' Kissimmee Ave Frontage
- Lot Depth is 1,056' with Rail Service
- Located 1 mile from SR 50 and ½ mile away from SR 429 with easy access to 408, Florida Turnpike and Clarke Road
- Drive Thru access from Maguire Road to Kissimmee Ave
- Owner may consider a JV or a Built to Suit for a credit long term deal. Owner Financing Available
- **Pricing: \$5,500,000**

CONTACT

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Licensed Commercial Real Estate Brokers
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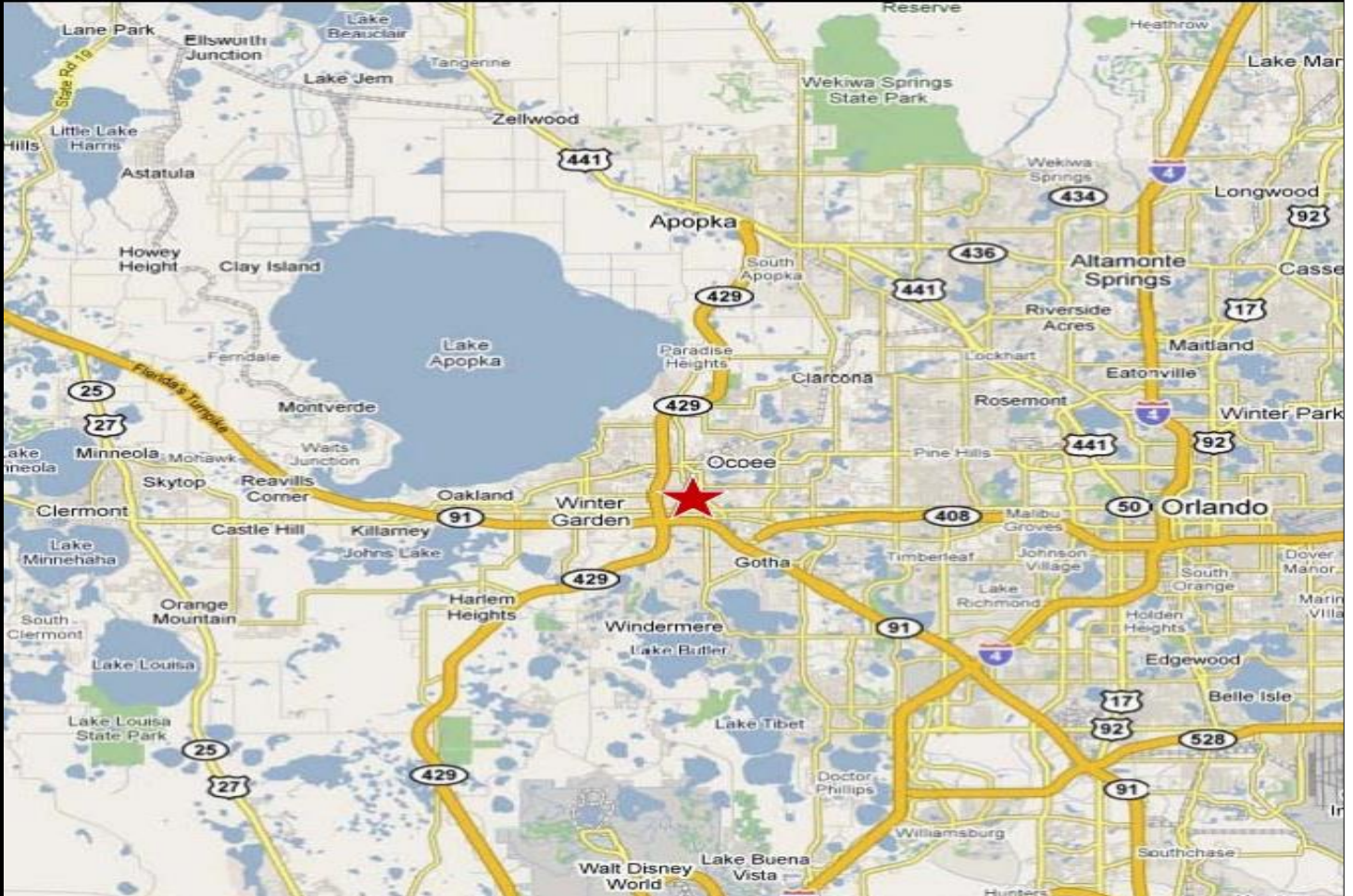
www.ResultsREPartners.com

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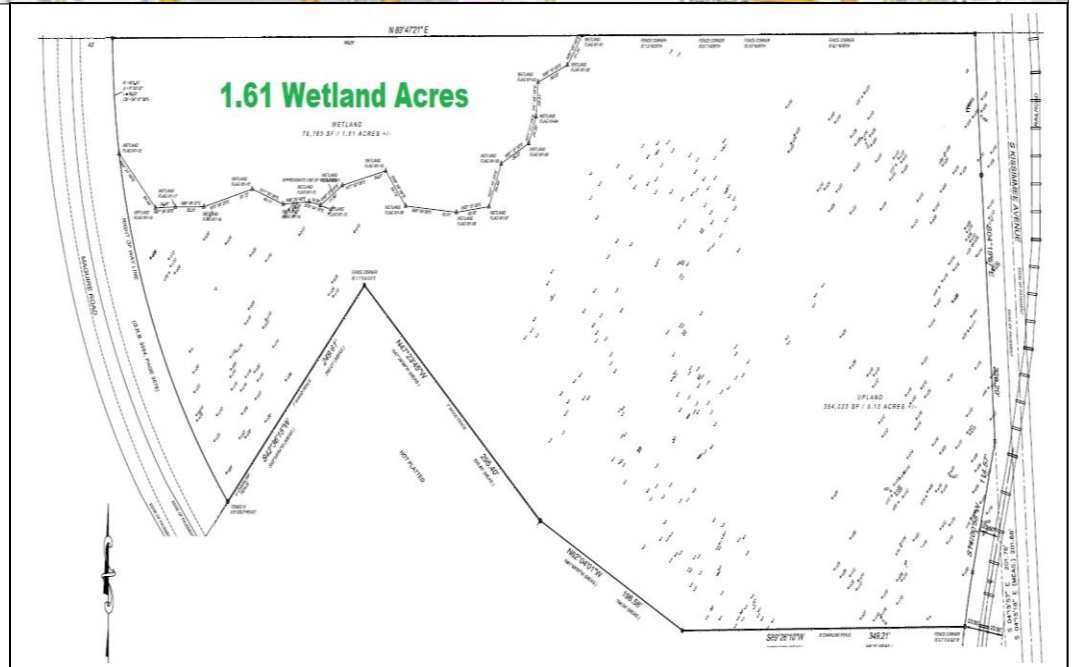
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