



418 Clay Drain Road

418 Clay Drain Road, Wildwood, FL 34785

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418 Clay Drain Road

\$12.75 /SF/YR

Clay Woods Biz Park consists of 2 newly constructed industrial buildings, retail and office space with great visibility and exposure just south of SR 44, in the heart of The Villages, Florida. The property is currently under construction and is expected to be completed in November 1st, 2023. There are two buildings; a stand alone 5,000 & 21,600 [divided into 36X100 3600'] (six spaces) total of 26,600 square feet. Two...

- Fully Sprinklered 20' ceiling hgt allows rack storage to 18'
- Brand new construction with an expected completion date in November 2023
- Pre-leasing available for industrial warehouse and office space with various configuration options
- Close proximity to I-75, Florida Turnpike, State Road 44 and Hwy 301, The The Villages, various restaurants, medical facilities and banking
- Office 280' with A/C, Ada bath, warehouse Led lighting, fenced gated parking
- Could be used for manufacturing or warehouse/distribution.



Rental Rate: \$12.75 /SF/YR

Total Space Available: 32,400 SF

Min. Divisible: 3,600 SF

Max. Contiguous: 10,800.00 SF

Property Type: Industrial

Property Subtype: Warehouse

Rentable Building Area: 26,600 SF

Year Built: 2023

Rental Rate Mo: \$1.06 /SF/MO

1st Floor Ste 422

Space Available	3,600 SF
Rental Rate	\$12.75 /SF/YR
Contiguous Area	10,800 SF
Date Available	Now
Service Type	Triple Net (NNN)
Office Size	300 SF
Space Type	Relet
Space Use	Industrial
Lease Term	3 - 5 Years

Led lighting in warehouse

1

1st Floor Ste 424

Space Available	3,600 SF
Rental Rate	\$12.75 /SF/YR
Contiguous Area	10,800 SF
Date Available	Now
Service Type	Triple Net (NNN)
Office Size	300 SF
Space Type	Relet
Space Use	Flex
Lease Term	3 - 5 Years

Led lighting in warehouse

2

1st Floor Ste 426

Space Available	3,600 SF
Rental Rate	\$12.75 /SF/YR
Contiguous Area	10,800 SF
Date Available	Now
Service Type	Triple Net (NNN)
Office Size	300 SF
Space Type	Relet
Space Use	Flex
Lease Term	3 - 5 Years

Led lighting in warehouse

3

1st Floor Ste 428

Space Available	3,600 - 10,800 SF
Rental Rate	\$12.75 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Office Size	300 SF
Space Type	Relet
Space Use	Flex
Lease Term	3 - 5 Years

Led lighting in warehouse

4

1st Floor Ste 430

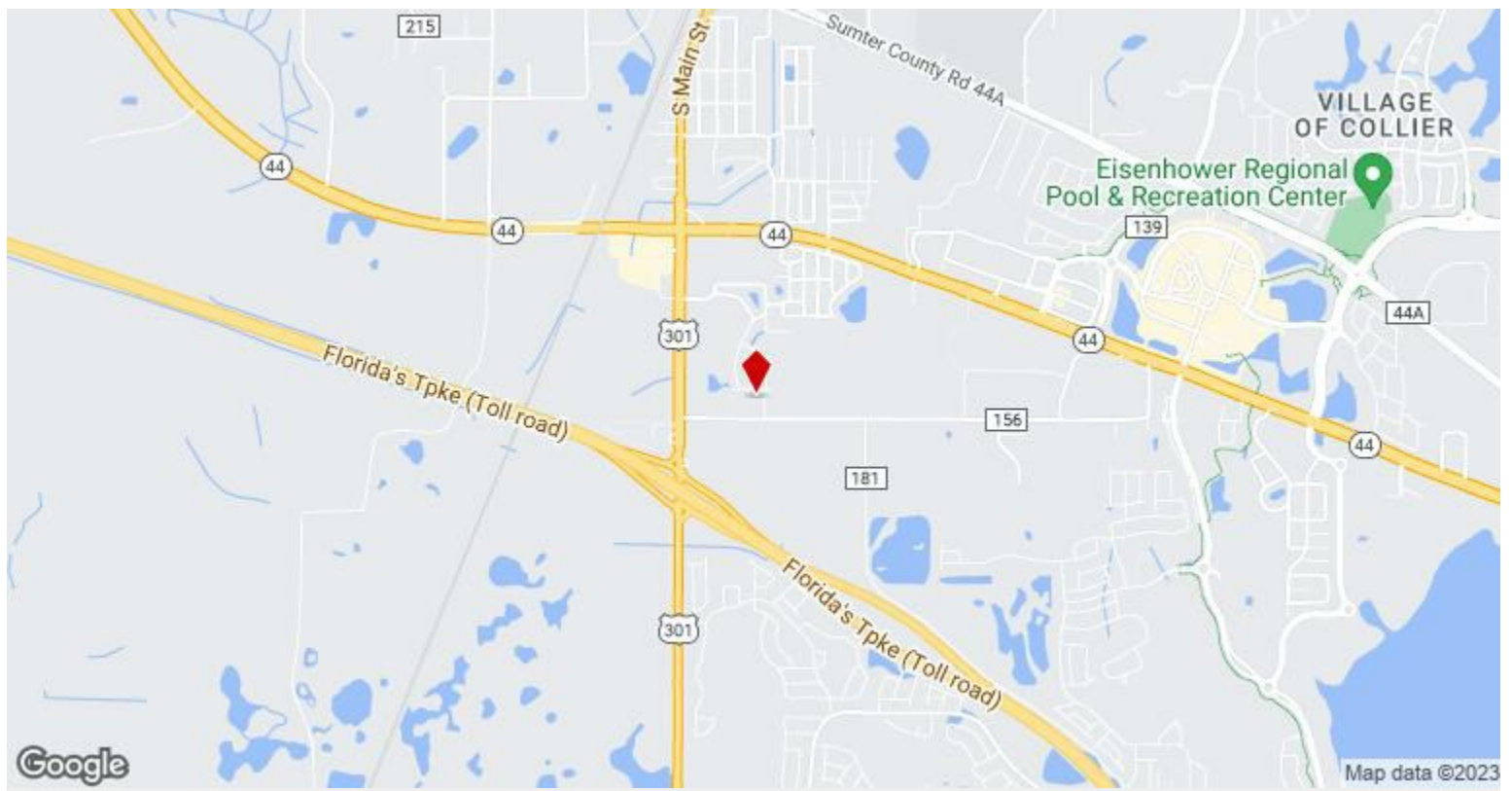
Space Available	3,600 - 10,800 SF
Rental Rate	\$12.75 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Office Size	300 SF
Space Type	Relet
Space Use	Flex
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Led lighting in warehouse

5

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Nova Water Filters Unit #420	-	
Sports Training Unit #418	-	



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Two 3600' may be combined for 7200'

Fully Sprinkled - High stack storage up to 18'

The current property renderings show 7 units available for pre leasing. Two units have 14' H overhead doors, 5 have 12' H

The ideal location 800' east of RT 301 puts the park minutes away from the center of "The Villages", and major roads including the Florida Turnpike (3 minutes), I 75 (6 miles), Hwy 44 runs parallel with a 18,000 car count RT 301 with 19,000 car count.

Located inside the City of Wildwood near the Southern Oaks expansion of The Villages Site is proximate to The Villages (130,000+ residents) Luxury resort hotel & spa, Publix shopping center, Brownwood Town Center, 24 hr Health Urgent Care facility.

All warehouse LED lighting included.

Fenced gated secured parking. Additional parking available up to two acres on nearby lot.

Pass through prorated expenses include landscape, fire sprinkler system maintenance, trash. Potable water included no cost.

First year base rent \$12.75-\$13.50

The building is fully insulated and has a solar reflective white roof with natural air roof ventilators.

Property Photos

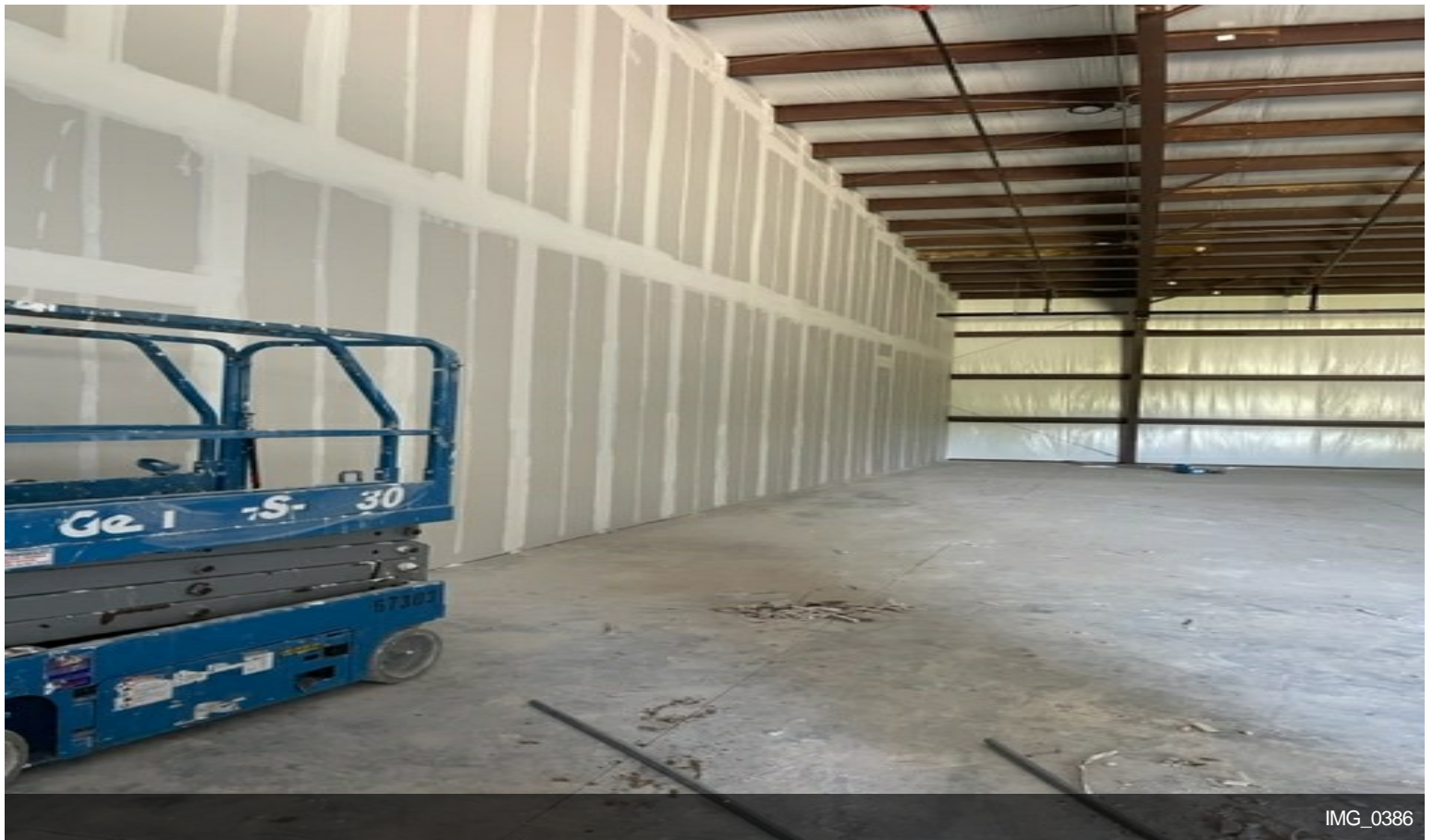


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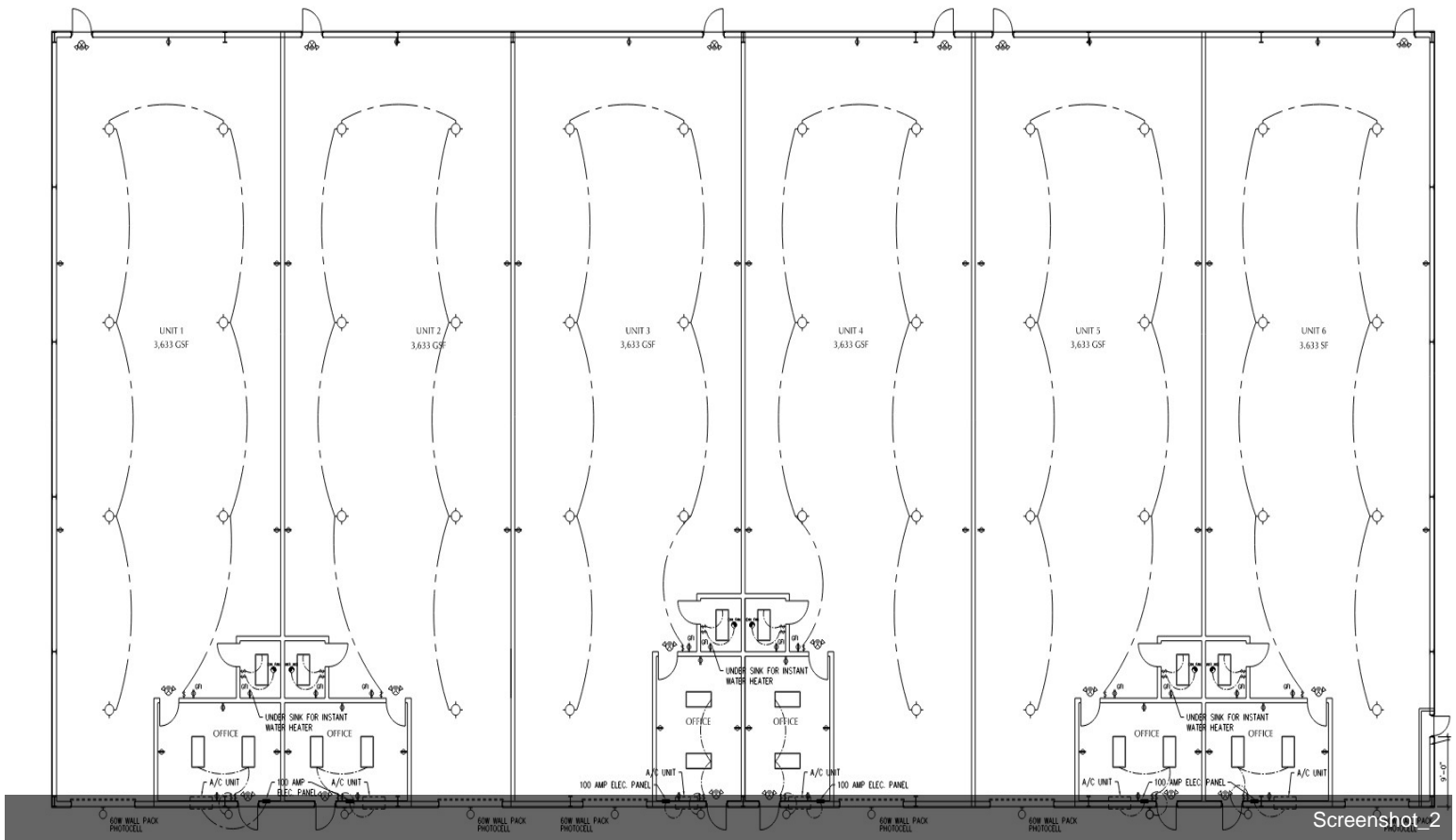
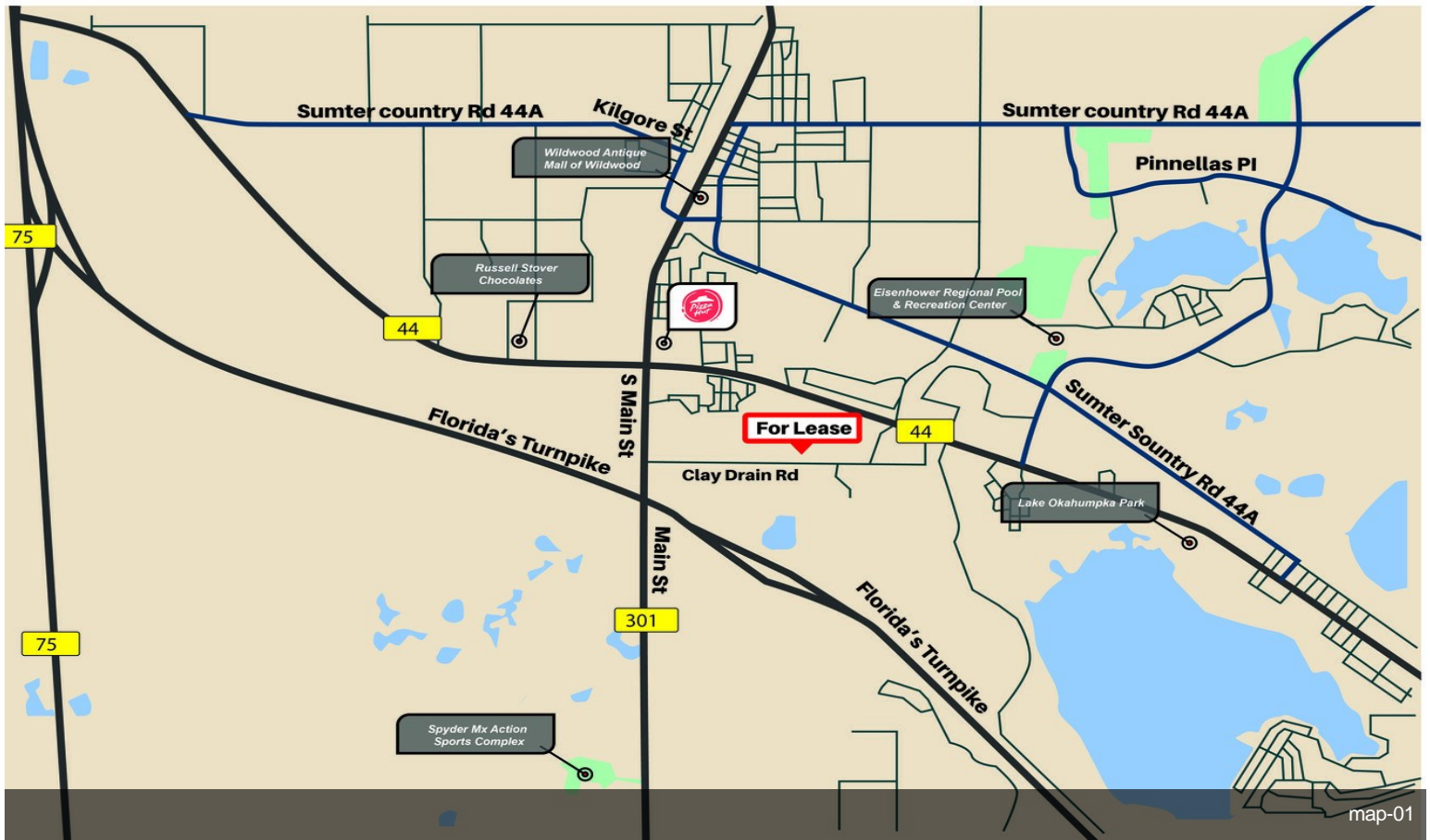


IMG_0388

Property Photos



Property Photos



Property Photos

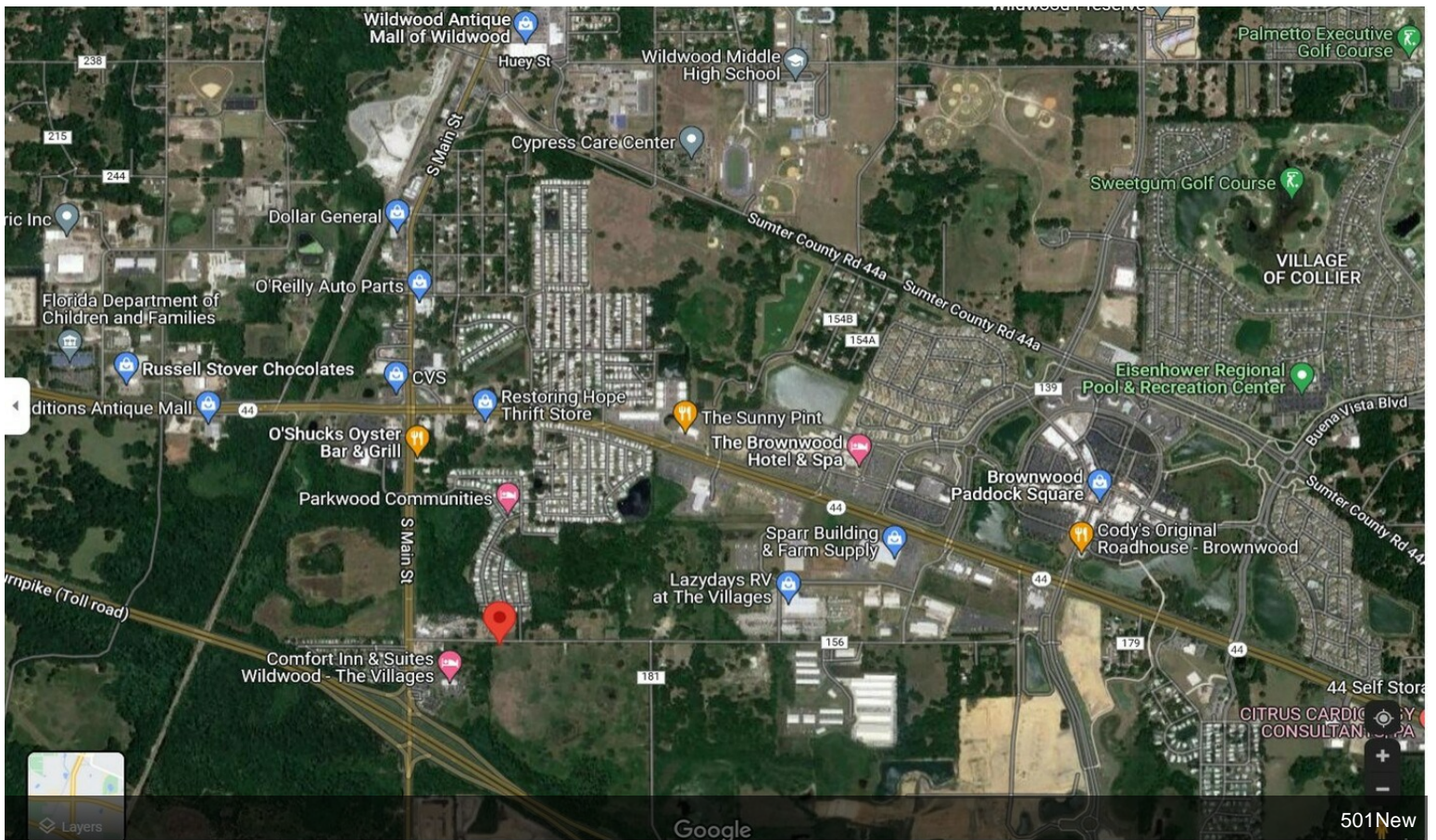
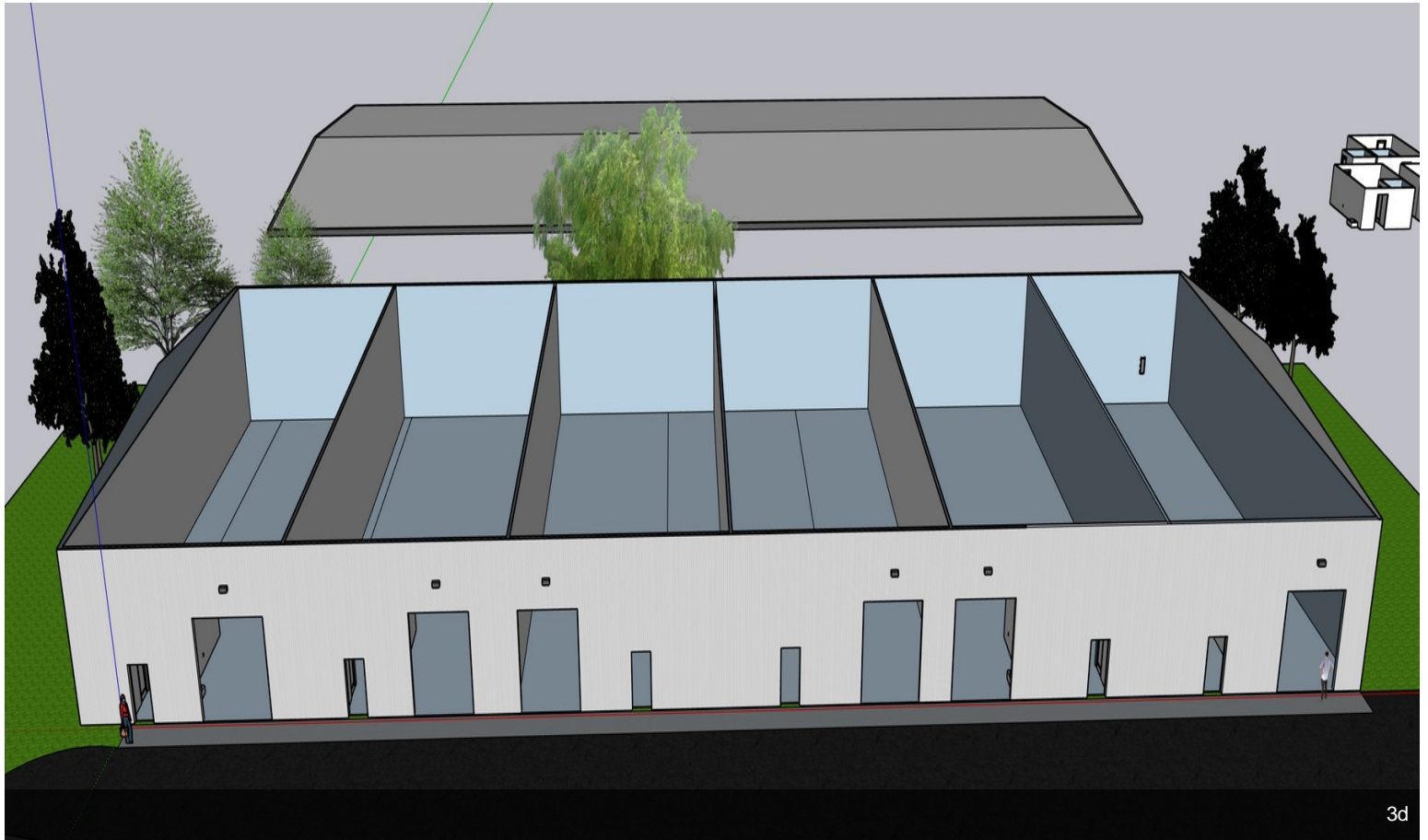


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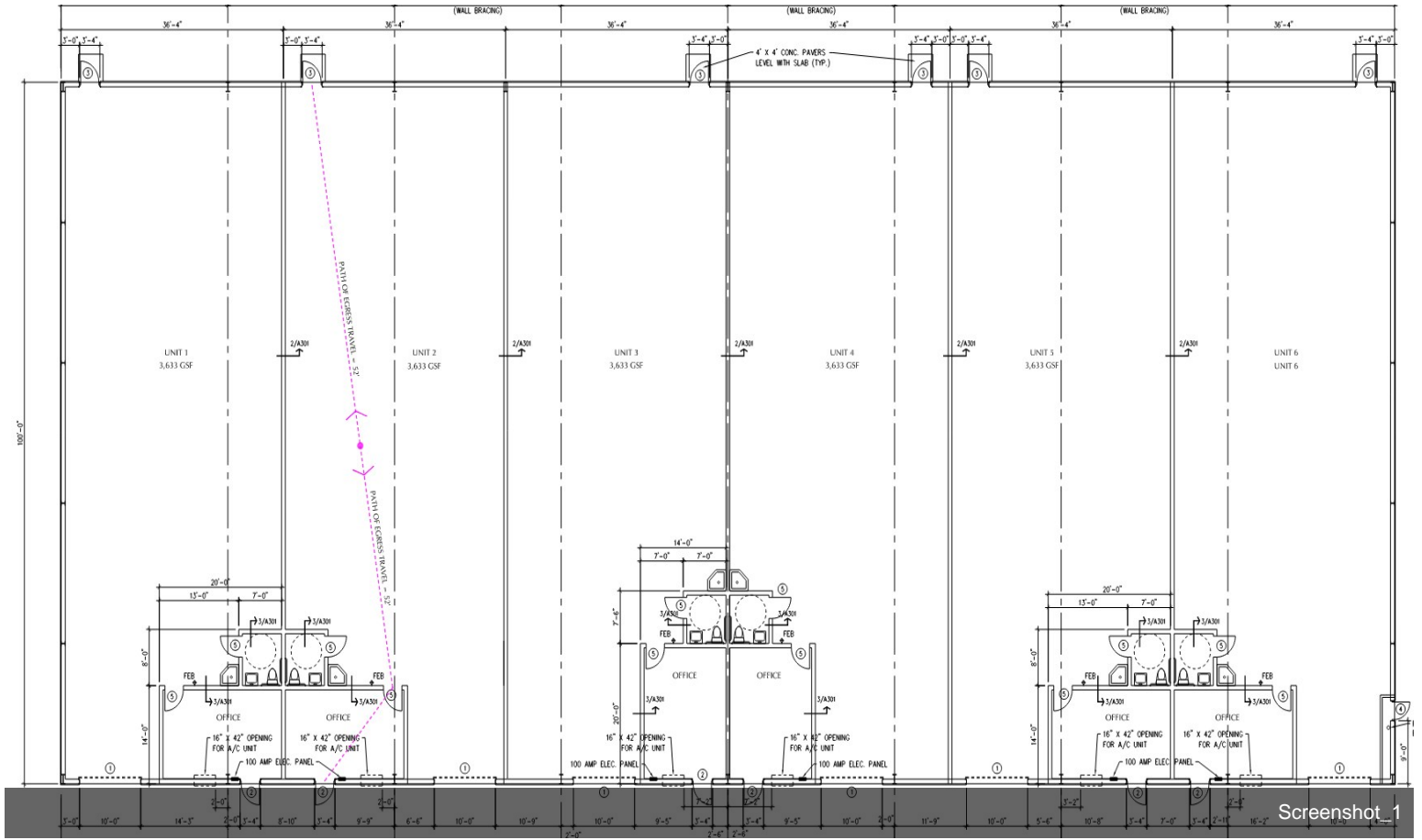


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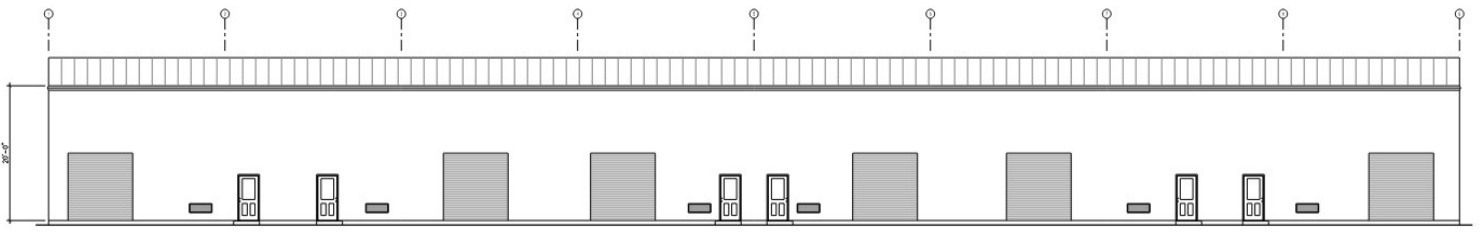
Property Photos



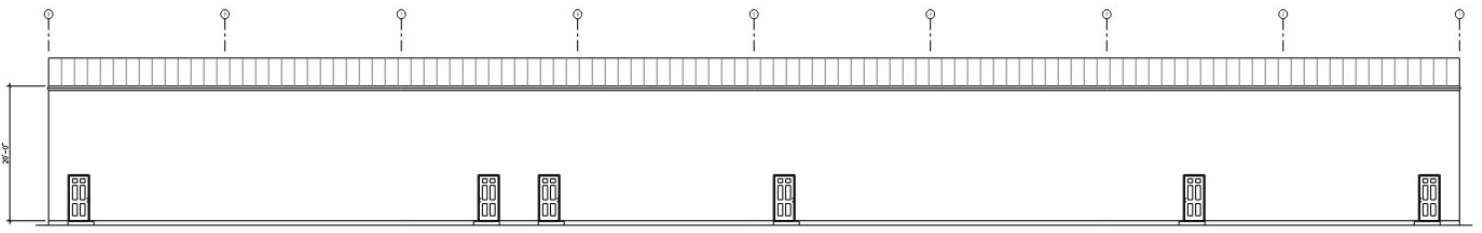
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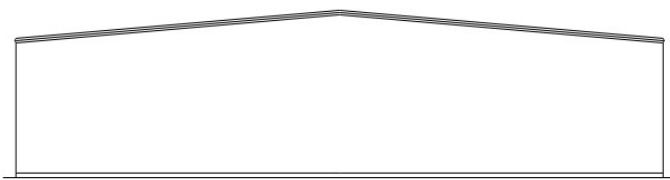
Screenshot_1



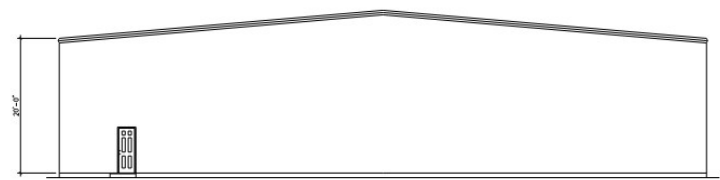
1 WEST ELEV. - East Bldg.
1/8" = 1'-0"



2 EAST ELEV. - East Bldg.
1/8" = 1'-0"



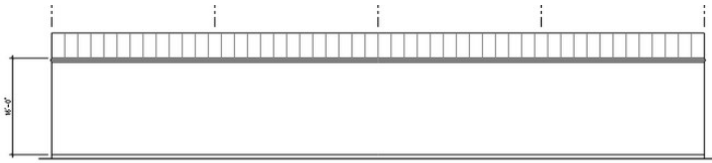
3 NORTH ELEV. - East Bldg.
1/8" = 1'-0"



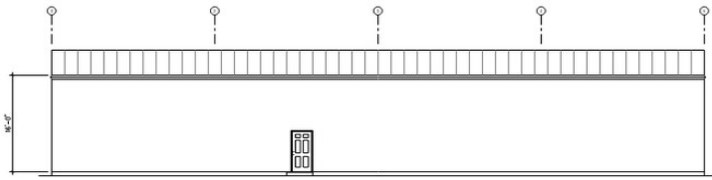
4 SOUTH ELEV. - East Bldg.
1/8" = 1'-0"

Screenshot_4

Property Photos



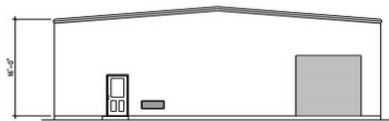
2 NORTH ELEV. - West Bldg.
138' - 1'-0"



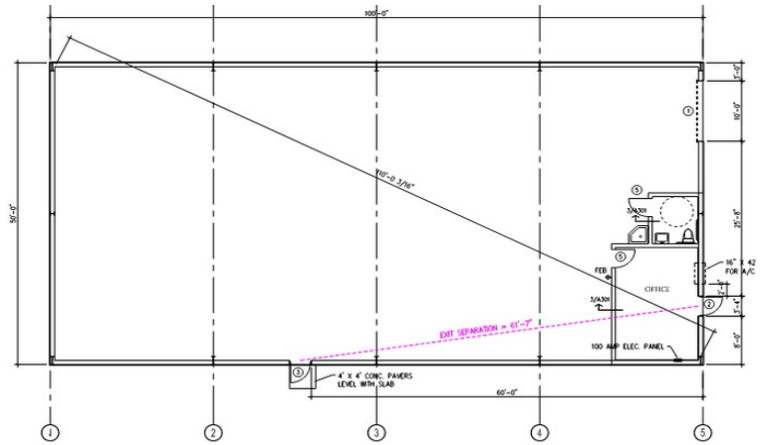
3 SOUTH ELEV. - West Bldg.
138' - 1'-0"



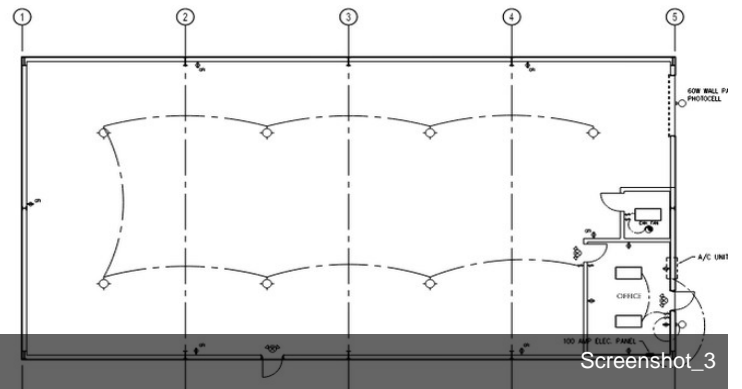
4 WEST ELEV. - West Bldg.
138' - 1'-0"



5 EAST ELEV. - West Bldg.
138' - 1'-0"



1 FLOOR PLAN - West Bldg.
138' - 1'-0"



OCCUPANT LOAD - WEST BLDG.
Warehouse - 10 occupants (5,000 sf / 500)
EGRESS REQUIREMENTS - WEST BLDG.
LANDING AREA WIDTH