

# 1471 TIMOCUAN WAY

LONGWOOD, FL 32750

## FOR LEASE



**SITE SIZE**  
2 Acres MOL



**PROPERTY TYPE**  
Laydown /  
Outdoor Storage Yard

### PROPERTY OVERVIEW

Rare Central Longwood opportunity offering approximately 2 acres MOL suited for commercial laydown, equipment staging, contractor operations and outdoor storage. The site provides a flexible footprint for businesses that need room for vehicles, trailers, materials and field equipment in a convenient Seminole County location.

Located on Timocuan Way, the property is positioned within an established commercial and industrial service area with convenient connections to Ronald Reagan Boulevard, U.S. 17-92, SR 434 and the greater Orlando transportation network.

**Site Size:** 2 Acres MOL

**Zoning:** C-3

**Parcel ID:** 21-20-30-5AP-0000-064B

**Use:** Laydown / Outdoor Storage Yard

**Lease Rate:** Call for Pricing

**Utilities:** Power and Well Water

**Laydown Yard:** Fully Secured



**CONTACT US TODAY**  
to schedule a tour or request  
more information.



### PROPERTY HIGHLIGHTS



#### 2-ACRE SITE

Substantial outdoor area for equipment, materials and fleet staging.



#### LAYDOWN YARD USE

Well suited for contractors, service companies and field operations.



#### CENTRAL LONGWOOD

Strategic Seminole County location serving the Orlando metro.



#### FLEXIBLE OPERATIONS

Room for trucks, trailers, equipment and material storage.

### IDEAL USERS

- General Contractors
- Roofing Contractors
- HVAC / Mechanical
- Utility Contractors
- Landscaping Companies
- Construction Equipment
- Fleet / Trailer Storage
- Building Materials

### LOCATION ADVANTAGES

- Established Longwood commercial area
- Central Seminole County location
- Access to Ronald Reagan Boulevard
- Convenient to U.S. 17-92 and SR 434
- Easy reach of I-4 and greater Orlando
- Strong fit for service / contractor users



**HARKINS**  
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Information believed reliable but not guaranteed. Zoning/use should be independently verified.