



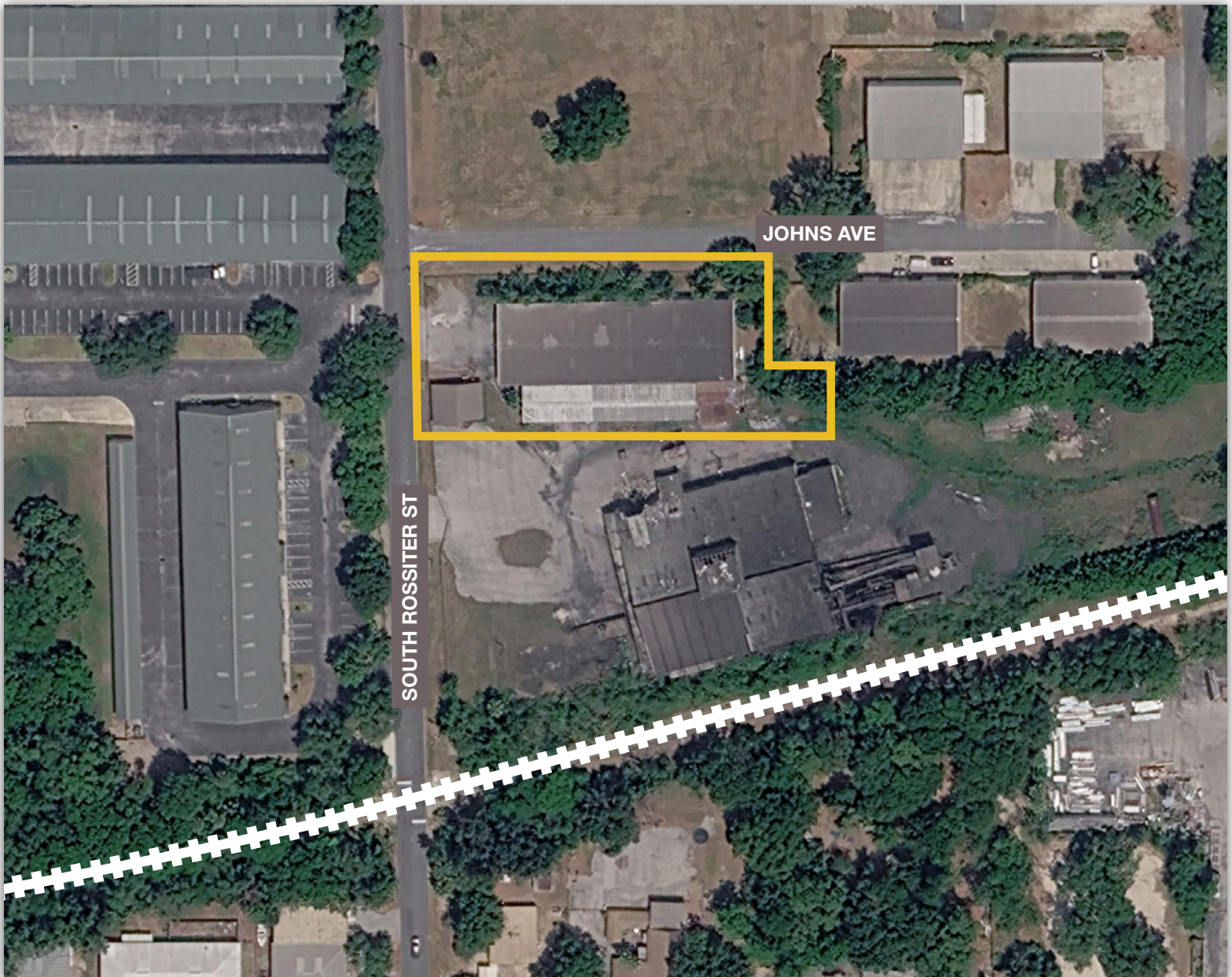
**MAURY L. CARTER
& ASSOCIATES, INC.**
FLORIDA LICENSED REAL ESTATE BROKER

INDUSTRIAL WAREHOUSE WITH OFFICE SPACE IN MT. DORA

710 S ROSSITER ST, MT. DORA, FL 32757

FOR SALE: \$2,850,000

FOR LEASE: \$10.00/SF NNN



PROPERTY DETAILS

- Size: 1± acre
 - 18,000± SF warehouse
 - 1,100± SF finished office space
- Gated Access
- Utilities: City water & sewer
- Zoning: WP-1, Light Industrial
- FLU: Industrial
- Three-phase power
 - 240 V
 - 400 Amp Service
- Clear Height: 14 ft

FOR SALE: \$2,850,000

FOR LEASE: \$10.00/SF NNN

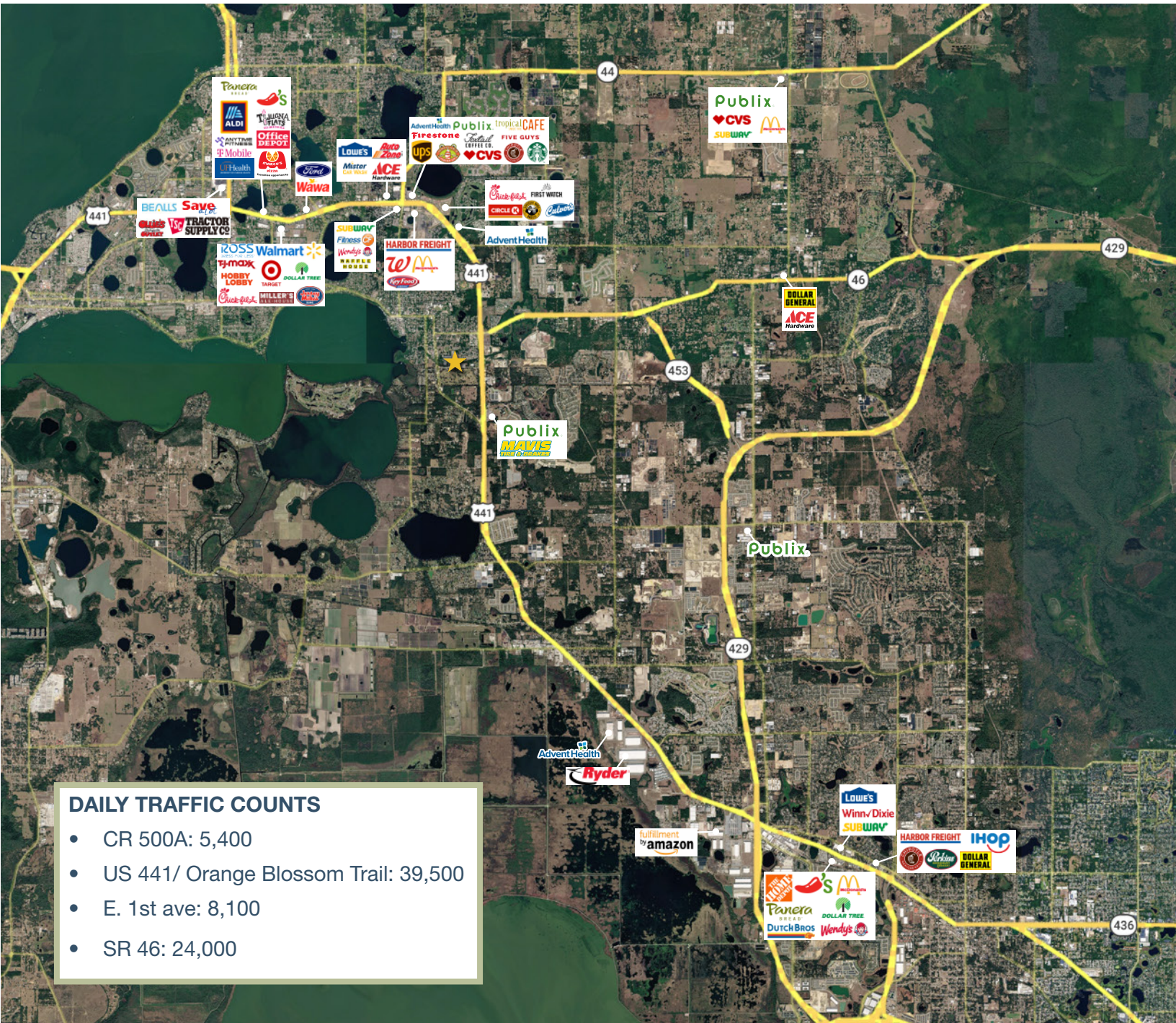
POTENTIAL FOR ADDITIONAL ±3.6 AC - CALL FOR DETAILS

PROPERTY HIGHLIGHTS

Well-located industrial facility offering ±18,300 SF of warehouse space plus ±1,100 SF of finished office, situated in Mount Dora's established Rossiter/Robie industrial corridor. The property is zoned WP-1 and served by 240 V three-phase power, making it suitable for light manufacturing, processing, distribution, or warehouse and service users.



GEOGRAPHICAL DETAILS



DEMOGRAPHICS

LOCALE	POPULATION	MEDIAN HH INCOME	MEDIAN HOME VALUE
Mt. Dora	18,791	\$74,537	\$381,900
Lake County	456,068	\$73,161	\$318,400

LOCAL DEVELOPMENT



Mount Dora sits in one of Central Florida's fastest-growing corridors. Lake County has added more than 70,000 residents since 2020, and the city itself has grown roughly 14% over the same period. The 2024 completion of the Wekiva Parkway (SR 429) gives the area direct expressway access to I-4, SR 417 and the greater Orlando beltway via SR 453. The adjacent Wolf Branch Innovation District, an 850-acre planned employment center, and thousands of new homes under construction nearby are expanding both the local workforce and demand for service, contractor and distribution space. Industrially zoned land in this corridor is increasingly scarce.

REGIONAL MAP



DRIVE TIMES

1. Mt. Dora: 5 min
2. Apopka: 15 min
3. Leesburg: 30 min
4. Sanford: 30 min
5. Orlando: 35 min
6. Deltona: 40 min
7. Clermont: 40 min
8. Walt Disney World Resort: 40 min
9. Orlando International Airport: 50 min
10. The Villages: 1 hr

