

FOR SALE

550 TECHNOLOGY PARK - LAKE MARY, FL 32746

\$9,621,250

44,750 SF FLEX BUILDING



44,750 SF

Total Rentable Area
Available For Lease



\$12.25 NNN

Lease Rate



17'

Clear Height



4

Loading Doors
(3 Dock High, 1 Ramp)



**PREMIER FLEX BUILDING
IN THE HEART OF
LAKE MARY BUSINESS PARK**



CRE
ADVISORS

EXCLUSIVELY LISTED BY:

TODD HABER

PRESIDENT

407-739-0835

todd.haber@creadvisors.com

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FLOOR PLAN 44,750 SF TOTAL



PROPERTY HIGHLIGHTS

- 44,750 SF Total Rentable Area
- 22% Office / 78% Warehouse
- 10,000 SF Office Space
- 22,000 SF Conditioned Production Space
- 12,750 SF Warehouse
- 17' Clear Height
- 4 Loading Doors (3 Dock High, 1 Ramp)
- 208/120 Volt 3-Phase 800 Amps
- 2.94 Acres / 128,158 SF
- 100 Parking Spaces
- 2017 Roof with Transferable Warranty
- Zoning: PUD (Planned Unit Development)
- Power: 3 Phase / 480V
- Excellent Access to I-4, SR 417 & SR 429



**IDEAL FOR FLEX, DISTRIBUTION,
MANUFACTURING OR CORPORATE USERS**

STRATEGIC LOCATION. STRONG LABOR POOL.
IMMEDIATE ACCESS.

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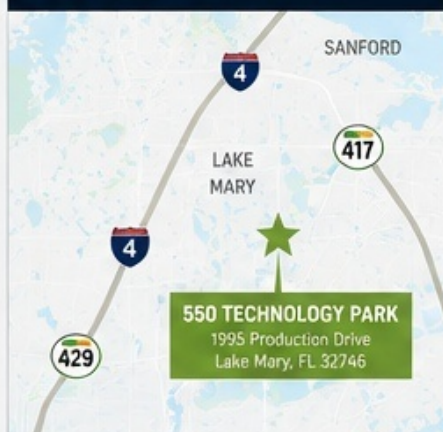
BUILDING PHOTOS



AERIAL & SURROUNDING BUSINESSES



LOCATION MAP



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
 Population	6,121	47,812	108,878
 Average HH Income	\$113,297	\$121,654	\$122,805
 Daytime Employees	3,926	27,131	61,346

Information furnished regarding this property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, or other conditions, prior sale or lease, or withdrawal without notice.