

# FOR LEASE

55,200 TO 276,455 SF

MANUFACTURING, WAREHOUSE & OFFICE CAMPUS

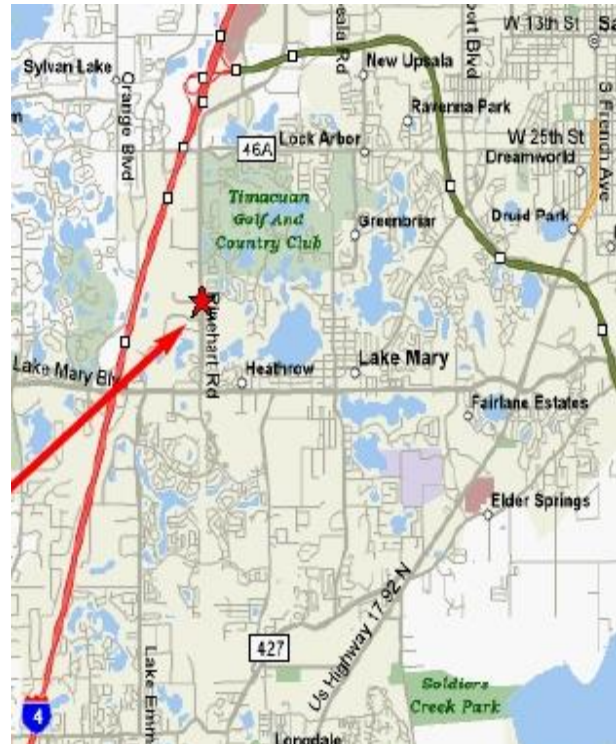


400 RINEHART ROAD, LAKE MARY FL 32746



## Property Details:

- 276,455 SF Total Space: \$4.50 NNN + \$1.66 Operating Expenses
  - 57,455 SF Office: \$7.95 NNN
  - 55,200 SF Warehouse: \$5.00 NNN
  - 163,800 SF Manufacturing: \$3.65 NNN
- Ceiling Height:
  - 12'4" Office Space
  - 22' Warehouse Space
  - 13'8" Manufacturing Space
- 11 Dock Doors plus 3 Knockout Panels
- Concrete Tilt Wall / Block & Glass Construction
- ESFR Fire Protection
- 961 Car Parks
- Zoned M-1A, City of Lake Mary
- 100% Air-Conditioned if Required
- Adjacent 57,000 SF Stand Alone Office also Available



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## 400 Rinehart Road Campus Specifications

Land Area: 56.62 Acres

Zoning: M-1 Light Manufacturing, City of Lake Mary

Water: City of Lake Mary

Sewer: On-site Wastewater Treatment Facility

Electrical: Dual Direct Feed from Substation 12.4V. Two (2) Transformers Stepdown to 480V; Primary Service Connected with a Tye Switch. Two (2) 4000 Amp Switch Gears: Generator Back-up for Emergency Lighting

Solar Farm: 1.3 Megawatt Solar Farm to Defray Electrical Costs by \$1,200 per month and to Meet Green Building Standards

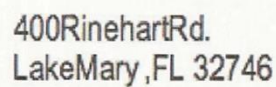
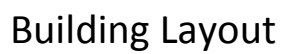
Adjacent Office: Adjacent 57,000 SF Office Building under Same Ownership is Available for Lease

### Main Building

- Total Size: 319,800 SF
- SF Currently Leased: 43,345 SF
- SF Offered for Lease: 276,455 SF
  - 57,455 SF Office
  - 55,200 SF Warehouse
  - 163,800 SF Manufacturing
- Parking: 961 Car Parks
- Floors: Concrete
  - 5" Slab in Office
  - 6" Slab in Warehouse
  - 5" Slab in Manufacturing
- Clear Height:
  - 12'4" in Office
  - 22' in Warehouse
  - 18'8" in Manufacturing
- Lighting: Fluorescent and Metal Halide
- Overhead Doors: 11 Dock Doors plus 3 Knockout Panels
- Column Spacing:
  - 40' x 40' Warehouse
  - 30' x 30' Manufacturing

### Adjacent 57,000 SF Office Building

- Total Size: 57,000 SF
- Parking: 372 Car Parks
- Floor: 5" Slab
- Roof: Aggregate Surface, Asphalt Built-up Over 2.5" Glass Fiber Insulation on Steel Roof Deck
- Clear Height: 9' to Bottom of Drop Ceiling
- Lighting: Fluorescent
- Configuration: Single Story
- Signage: On Rinehart Road





## Aerial Photo & Schematics

400 Rinehart Road

