For Lease

100% AC OFFICE/WAREHOUSE SPACE

108 COMMERCE STREET LAKE MARY, FL 32746





PROPERTY FEATURES

- 23,000 SF Office/Warehouse Space (Formally Lab Space)
- Building renovation in 2023 so 1st generation space
- 1.7 Acre Site zoned Industrial, 3/1,000 Parking ratio
- Dock-high loading with overhead door & 20' clear height
- Owner will modify for a credit tenant and amortize improvements over the term of the lease (10 year minimum)
- Easy access to 1-4 with an office park setting.
- <u>Suite 100:</u> **2,810 SF** with 1,592 SF OF High Ceiling AC Open Space and 1,218 SF of Office. 2 AC units, Assembly Bathrooms \$4,500 NNN
- <u>Suite 101:</u> 2,504 SF with 1,304 SF OF High Ceiling AC Open Space and 1,200 SF of Office. 2 AC units, Assembly Bathrooms, 1 grade level overhead door. \$4,000 NNN
- <u>Suite 102:</u> 4,847 SF with 2,779 SF OF High Ceiling AC Open Space and 1,614 SF of Office, and 454 SF of Showroom Space. Suite has 1 grade level overhead door and 1 loading dock and a 75KVA generator with 800 Amp 3 Phase power \$7,500 NNN

(\$3.29 OPEX) (5 Year Minimum Term)

C O N T A C T

Vincent F. Wolle, CCIM, SIOR 407.448.1823 *mobile* CREManager@Gmail.com

Results Real Estate Partners, LLC Licensed Commercial Real Estate Brokers 108 Commerce Street, Suite 200 Lake Mary, Florida 32746

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www.ResultsREPartners.com

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| FOR LEASE | <u>100% AC Office/Warehouse Sp</u> 108 Commerce Street Lake Mary, FL 32746 | PACE RESULTS REAL ESTATE PARTNERS, LLC |
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| Seminole State Forest 44 River Pre- State P | serve ark 92 15 Deltona De Bary Konomac Lake Valdez Lake Monome Lake Monome 15 Deltona Deltona Covie Ra 15 Dovie Ra 15 Dovi | 415 Maytown Rd Farmton |
| Co Ro 464 Ethel Wekiwa Springs State Park Wekiva River Buffer Conservation Are | Area Area Bahia Subdivision Heathrow Lake Mary Lake Mary Lake Jesup Lake Jesup Lake Jesup | ding |
| Wekiva Springs 434 South Apopka Forest City 436 | Longwood Winter Springs Truck Comer Altamonte Springs Oviedo | Snow Hill |
| Piedmont 414 Riverside | Fem Park Slavia 419 | Chuluota Lake Mils Rd |
| Lockhart Acres Rosemont North Fairvie Shore Pine Hills 500 Malibu | Maitland tonville Goldenrod | Lake Pickett |

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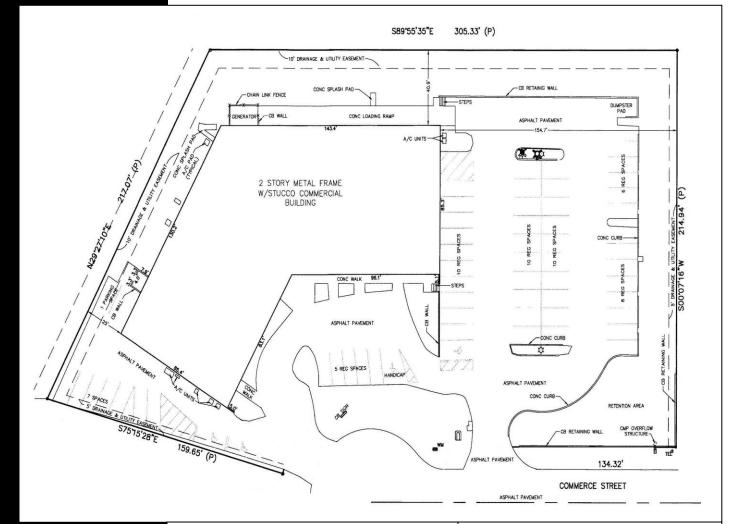
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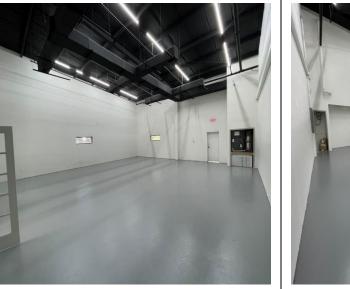
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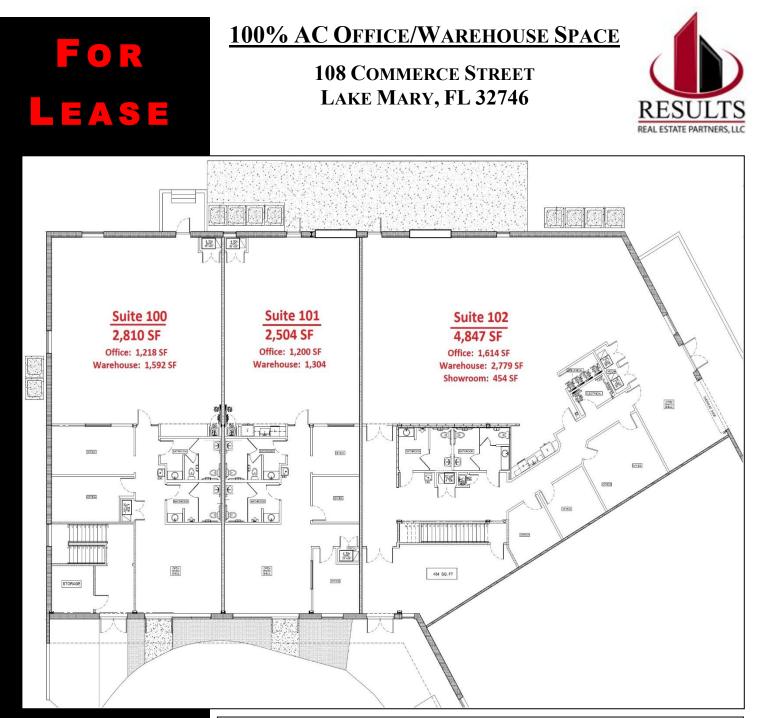
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