

**FOR  
LEASE**

**100% AC OFFICE/WAREHOUSE SPACE**

**108 COMMERCE STREET  
LAKE MARY, FL 32746**



**PROPERTY FEATURES**

- **23,000 SF Office/Warehouse Space**
- **Building renovation in 2023 so 1<sup>st</sup> generation space**
- **1.7 Acre Site zoned Industrial, 3/1,000 Parking ratio**
- **20' clear height, sprinklered, and video security**
- **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.**
- **Each Suite was 100% renovated in with new lighting, plumbing, HVAC, roof coating, and 3 phase service. Everything new.**
- **Suite 100: 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****
- **Suite 101: 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****

***(\$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

407.647.0200 *main*  
407.647.0205 *fax*

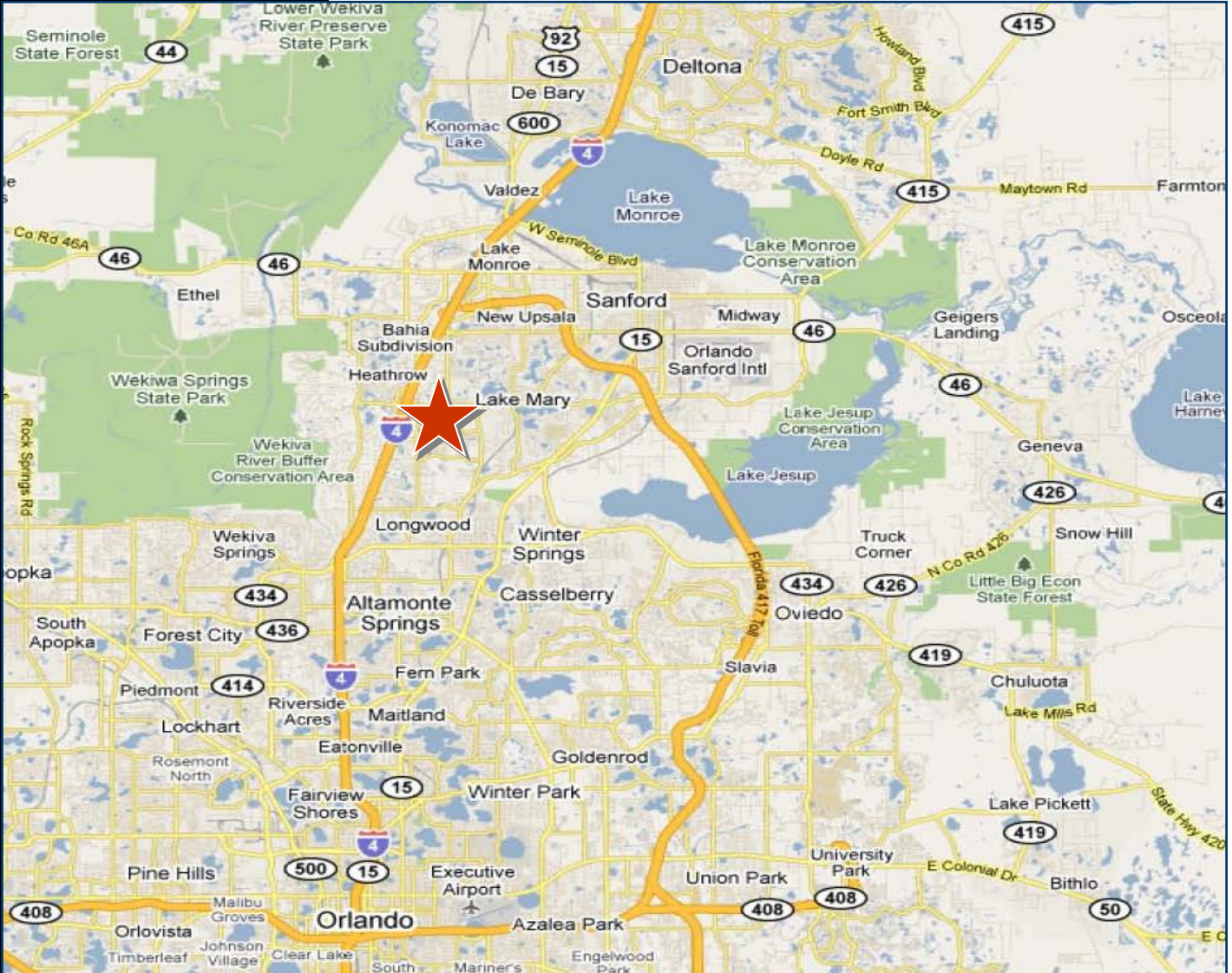
**www.ResultsREPartners.com**

This information is from sources we deem reliable and is subject to prior sale, lease, withdrawal without notice, or change in prices, rates, or conditions. No representation is made as to the accuracy of any information furnished.

**FOR  
LEASE**

**100% AC OFFICE/WAREHOUSE SPACE**

**108 COMMERCE STREET  
LAKE MARY, FL 32746**



**CONTACT**

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

407.647.0200 *main*  
407.647.0205 *fax*

[www.ResultsREPartners.com](http://www.ResultsREPartners.com)

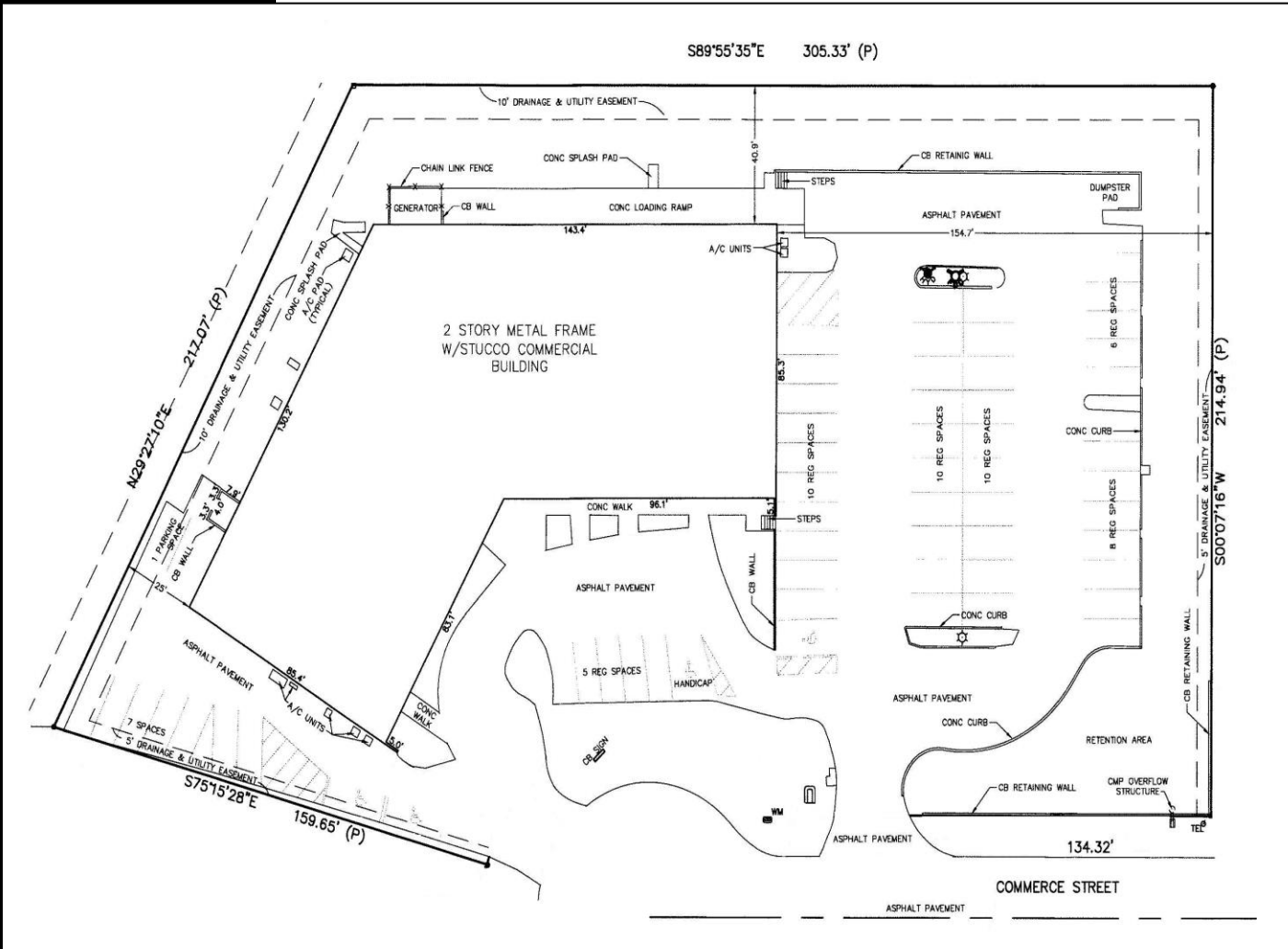


This information is from sources we deem reliable and is subject to prior sale, lease, withdrawal without notice, or change in prices, rates, or conditions. No representation is made as to the accuracy of any information furnished.

**FOR  
LEASE**

**100% AC OFFICE/WAREHOUSE SPACE**

**108 COMMERCE STREET  
LAKE MARY, FL 32746**



**CONTACT**

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

407.647.0200 main  
407.647.0205 fax

[www.ResultsREPartners.com](http://www.ResultsREPartners.com)

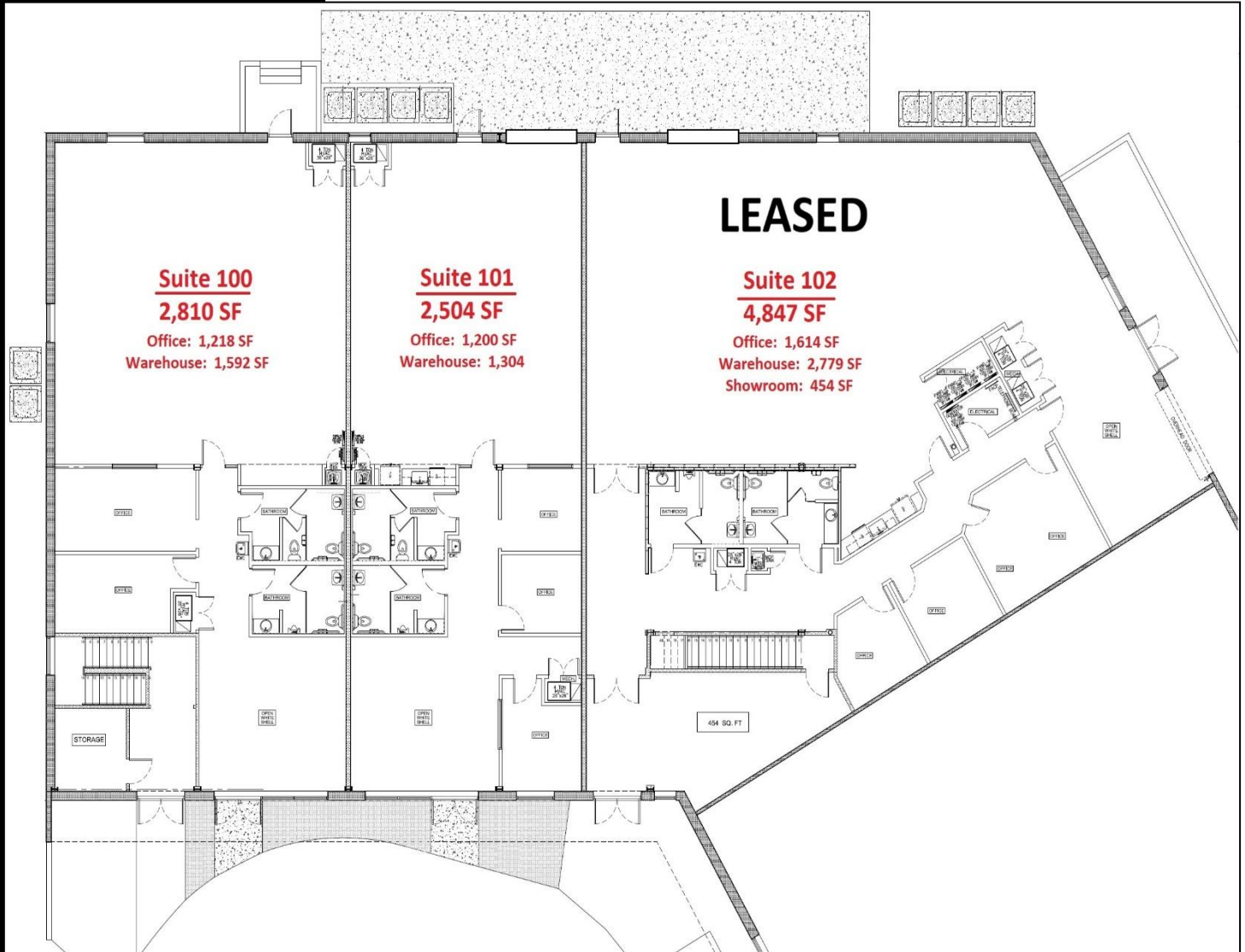


This information is from sources we deem reliable and is subject to prior sale, lease, withdrawal without notice, or change in prices, rates, or conditions. No representation is made as to the accuracy of any information furnished.

**FOR  
LEASE**

**100% AC OFFICE/WAREHOUSE SPACE**

**108 COMMERCE STREET  
LAKE MARY, FL 32746**



**CONTACT**

**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

407.647.0200 *main*  
407.647.0205 *fax*

**www.ResultsREPartners.com**



This information is from sources we deem reliable and is subject to prior sale, lease, withdrawal without notice, or change in prices, rates, or conditions. No representation is made as to the accuracy of any information furnished.