

# AVAILABLE

## Office/Call Center Facility/Flex Space

*184 Industrial Park Center Drive Lake Helen, (Volusia County) Florida*



### Property Details

- 21,328 SF of Office Space on (2) Floors
- 1.8 Acre Site Zoned Industrial, 3/1000 Parking Ratio
- Additional Contiguous Acre Available for \$150K
- Open floor-plan with Perimeter Executive Offices
- Several Existing T-1 Lines in place set up Previous Use was a Call Center
- Easy Access to I-4, Deland, Sanford, Lake Mary, in Volusia County
- Owner has Additional Contiguous Land Parcels Available for \$150,000/Acre for Future Expansion
- Landlord will Improve Space for Credit Tenant
- **PRICED BELOW REPLACEMENT UNDER \$100 PSF**
- **TREMENDOUS INVESTMENT UPSIDE POTENTIAL**
- **ALL SERIOUS OFFERS CONSIDERED**

**Sales Price \$1,795,000**

**\$84.17 PSF**

**Lease Rate: \$11.00 NNN**

### CONTACT:

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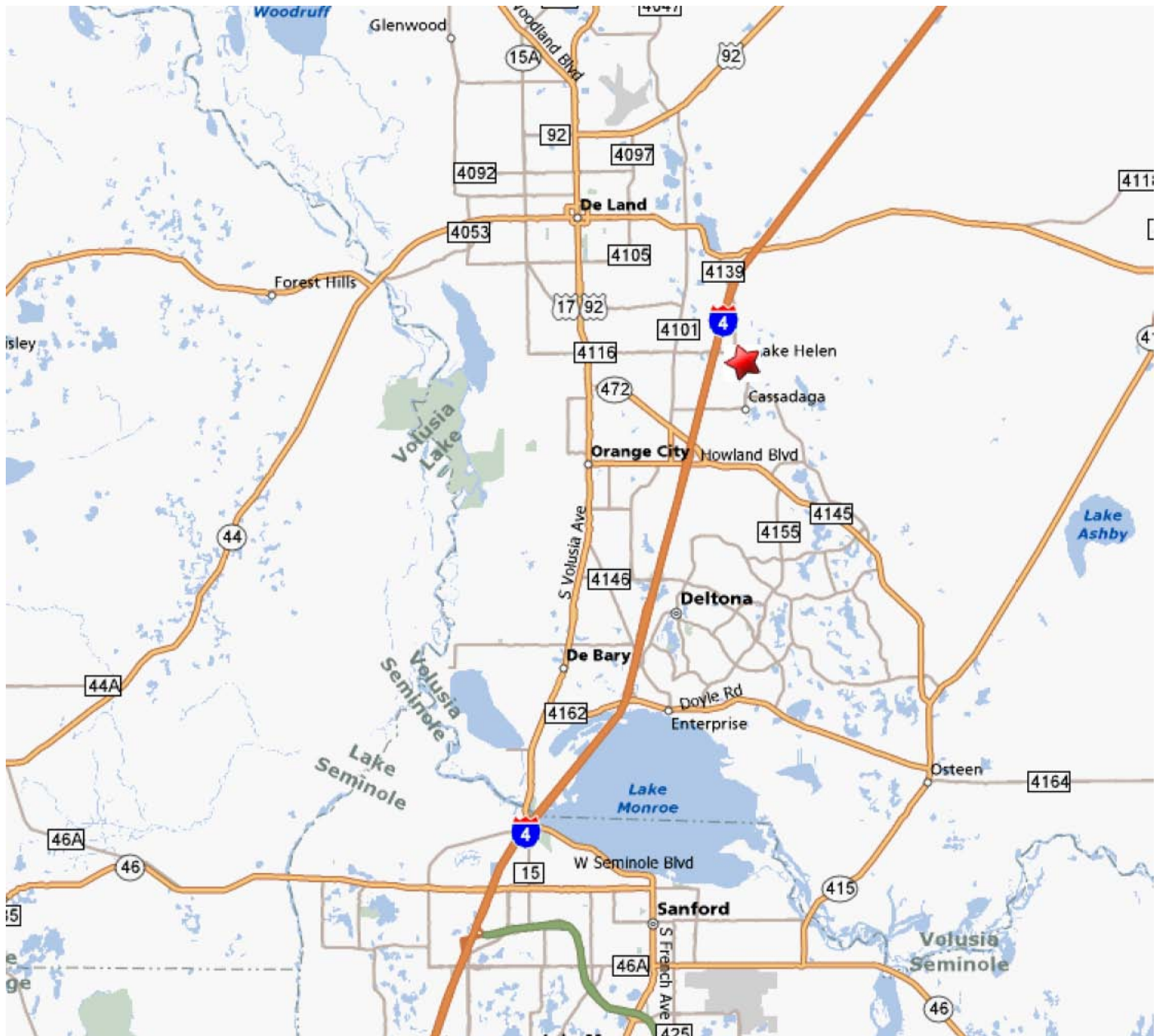


**RESULTS REAL ESTATE PARTNERS, LLC**  
Licensed Commercial Real Estate Brokers

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No representation is made as to the accuracy of any information furnished.

## AREA MAP



- **This property is located between Orlando and Daytona with Great Access from I-4 on Exit 116 Orange Camp Road Close to Deland, Deltona, Orange City, Sanford, Lake Mary and New Smyrna Beach**



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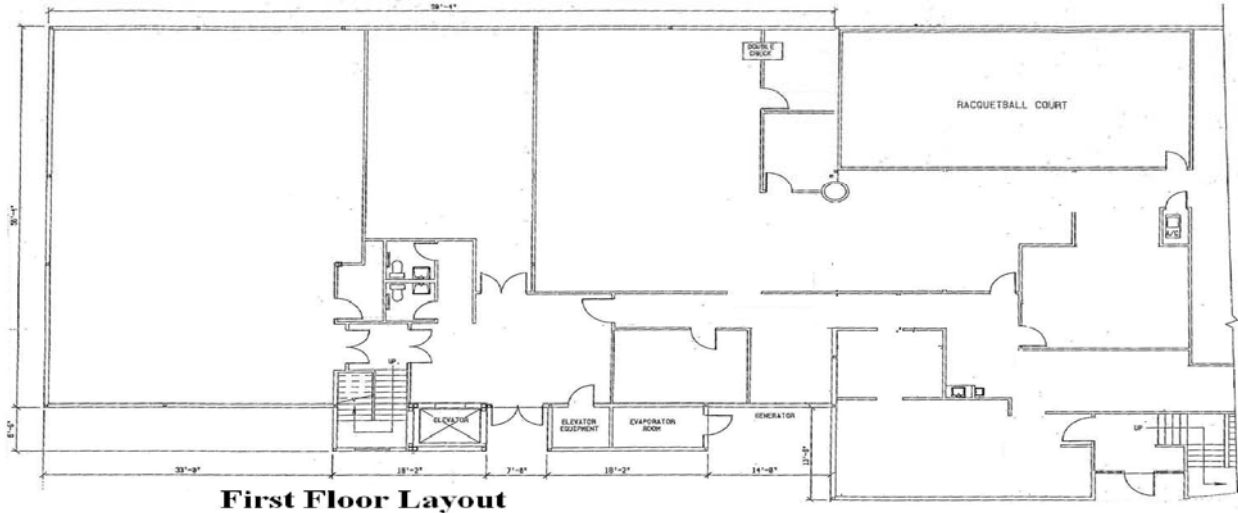
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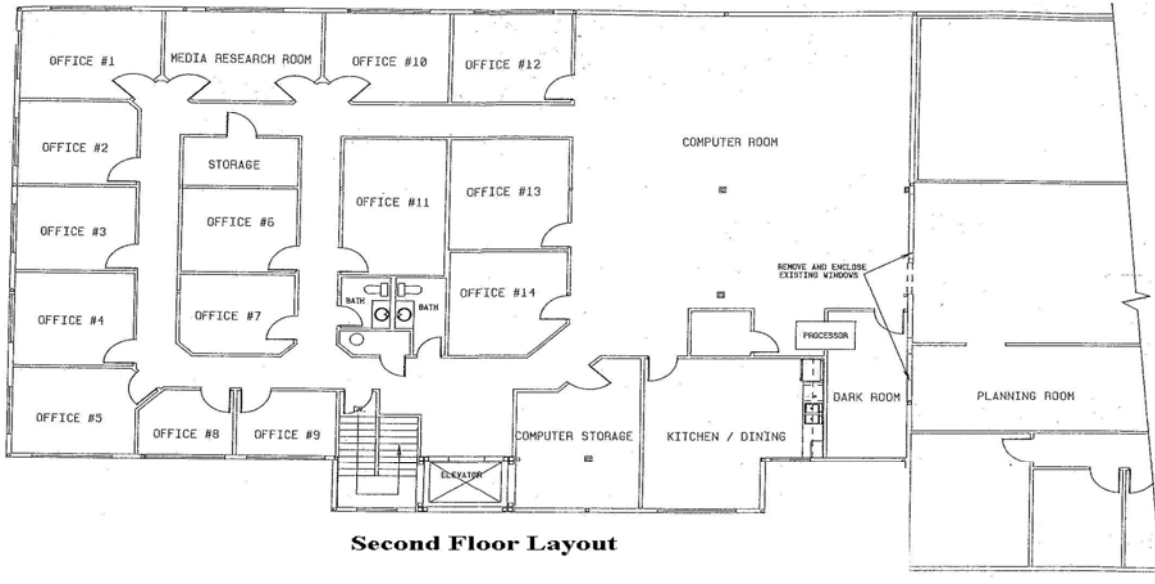
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# FLOOR PLANS



**First Floor Layout**



**Second Floor Layout**



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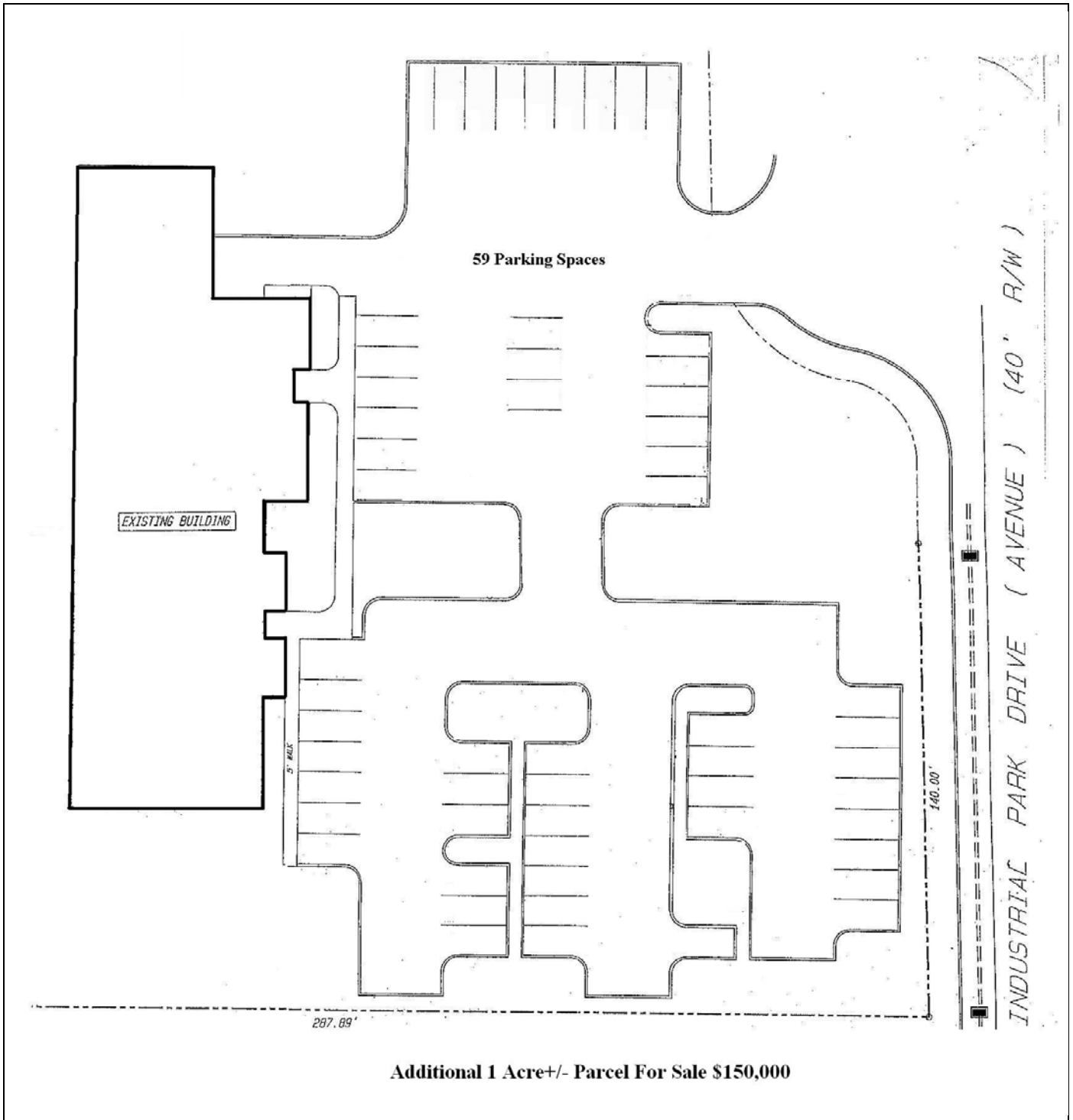
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# OFFICE SITE PLAN



**Additional 1 Acre+/- Parcel For Sale \$150,000**



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