

**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 1<sup>st</sup> 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.**
- **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****
- **Suite 102: 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**

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*Licensed Commercial Real Estate Brokers*  
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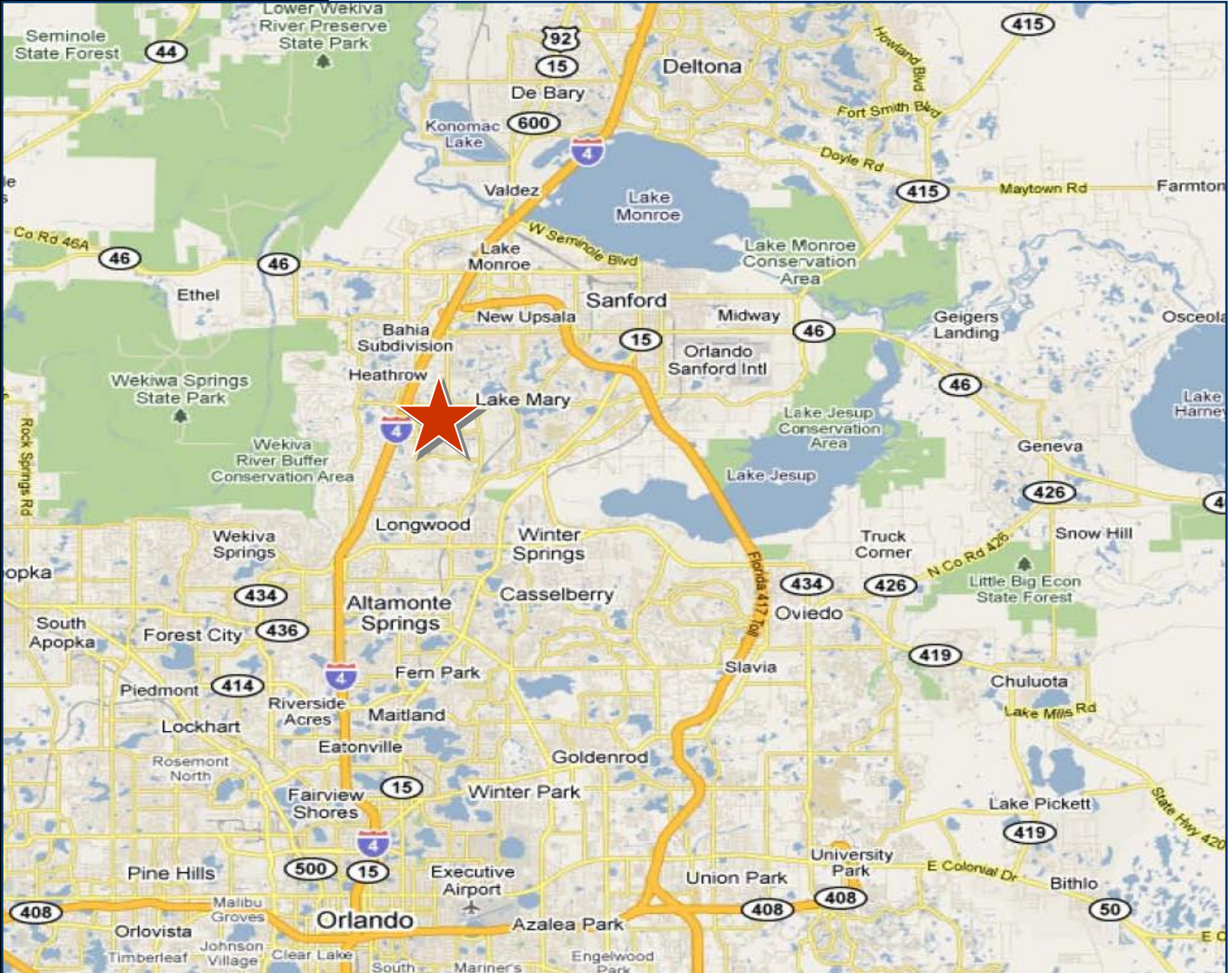
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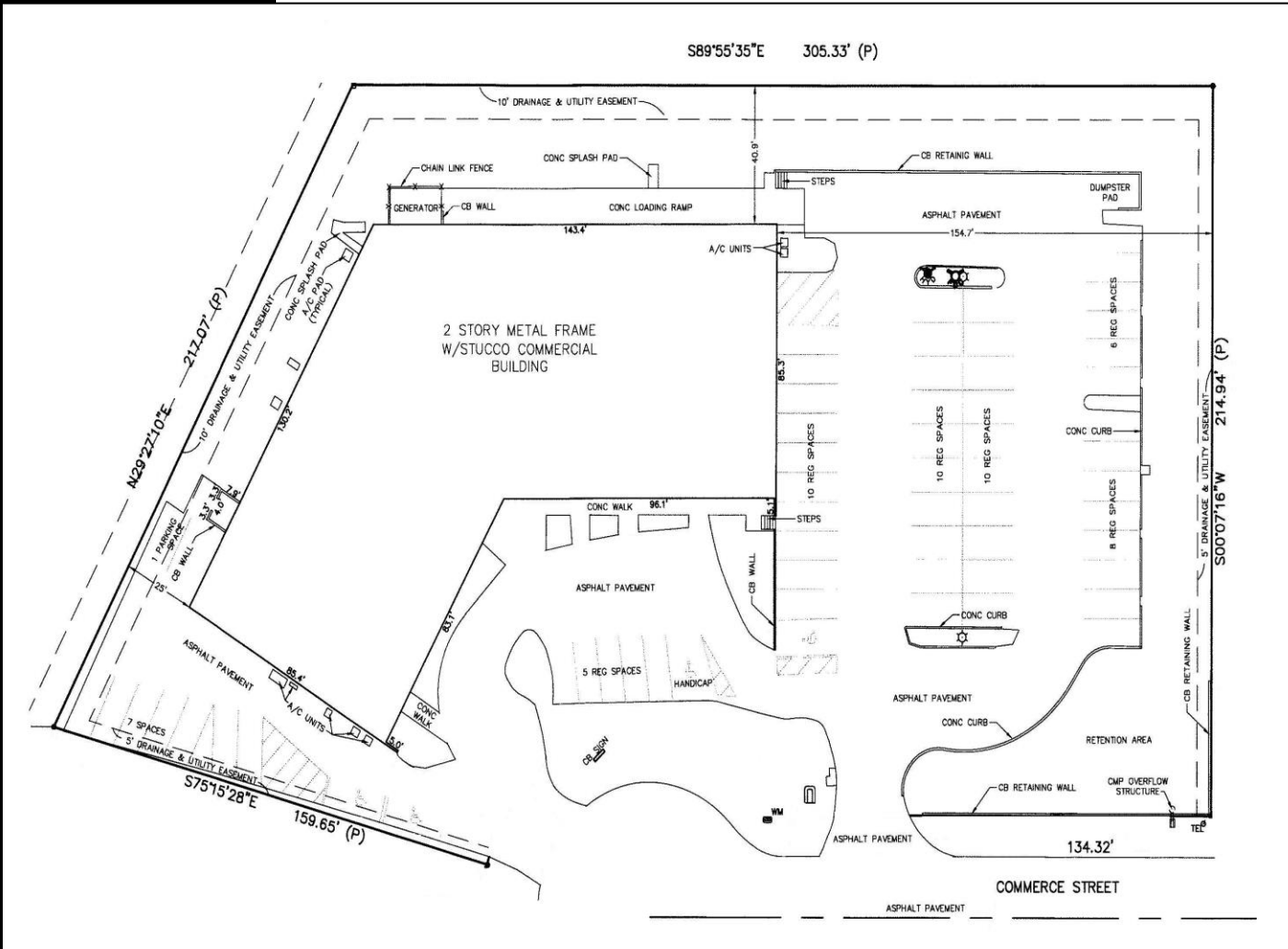


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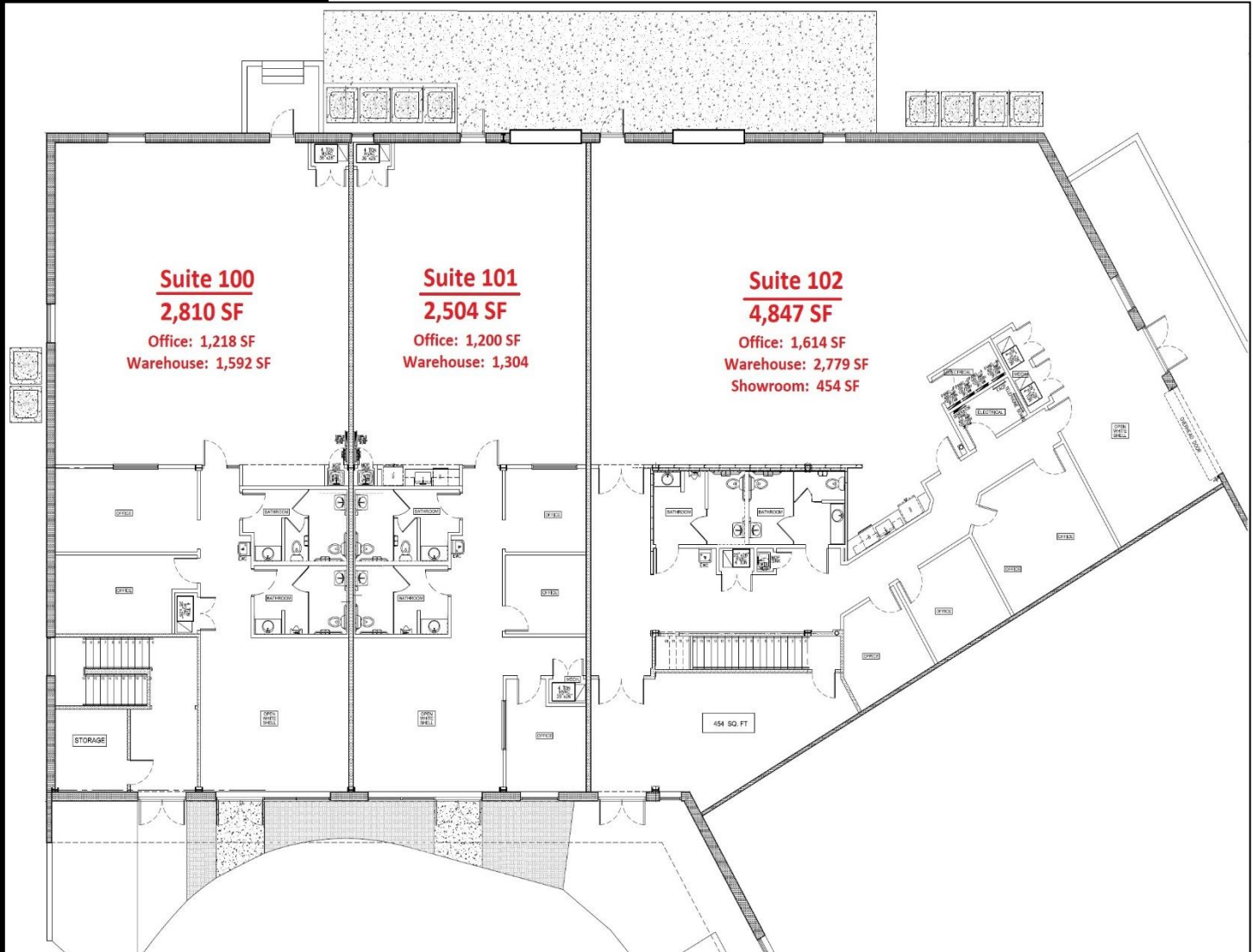


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