

NEW TECHNOLOGY BLVD., LAKE MARY, FL

# I-4 COMMERCE PARK

FOUR REAR-LOAD INDUSTRIAL BUILDINGS



# FOR LEASE

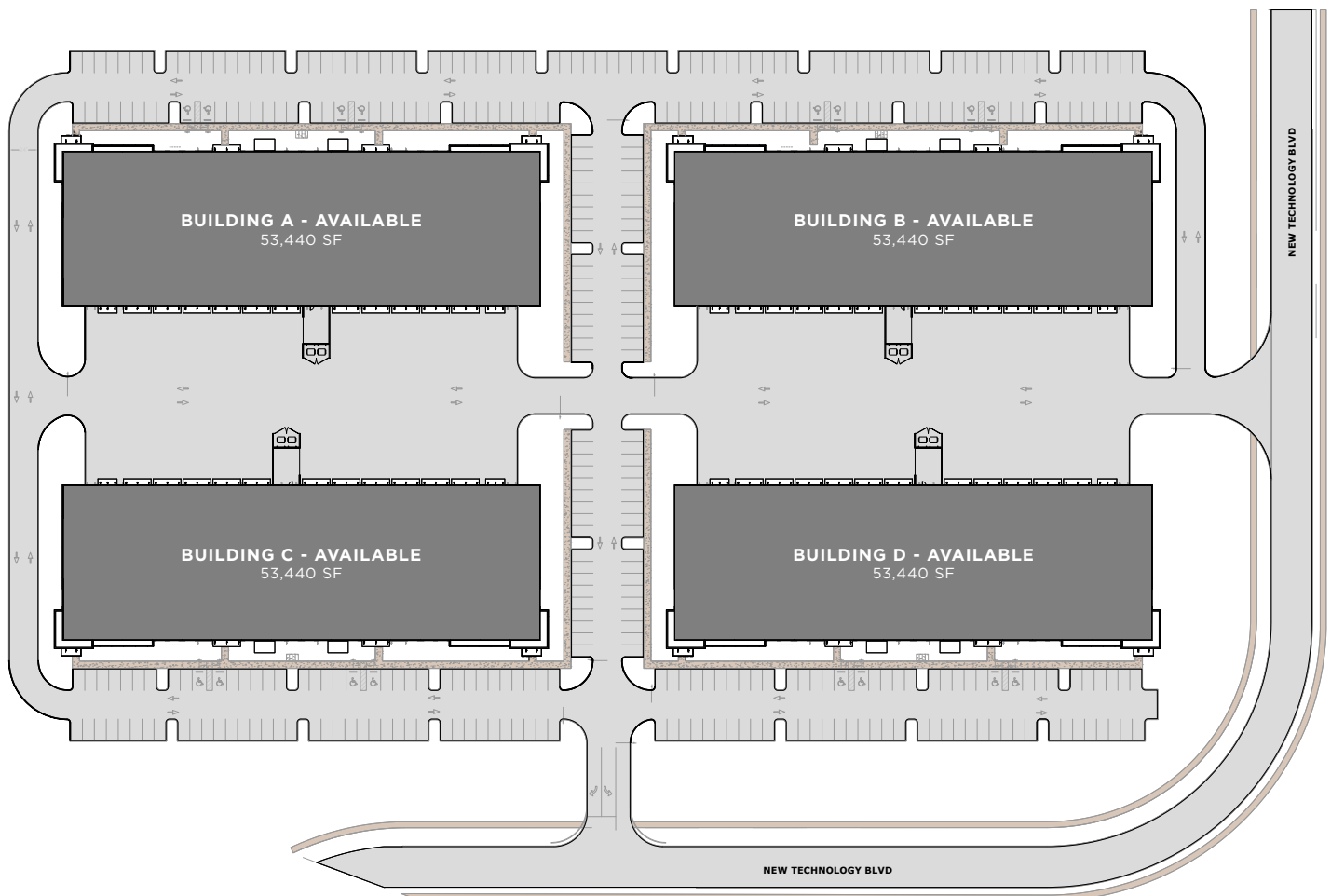
LAKE MARY'S NEWEST FLEX AND INDUSTRIAL PARK

Chesterfield. |  Graham & Co

 CUSHMAN &  
WAKEFIELD

# PROJECT OVERVIEW

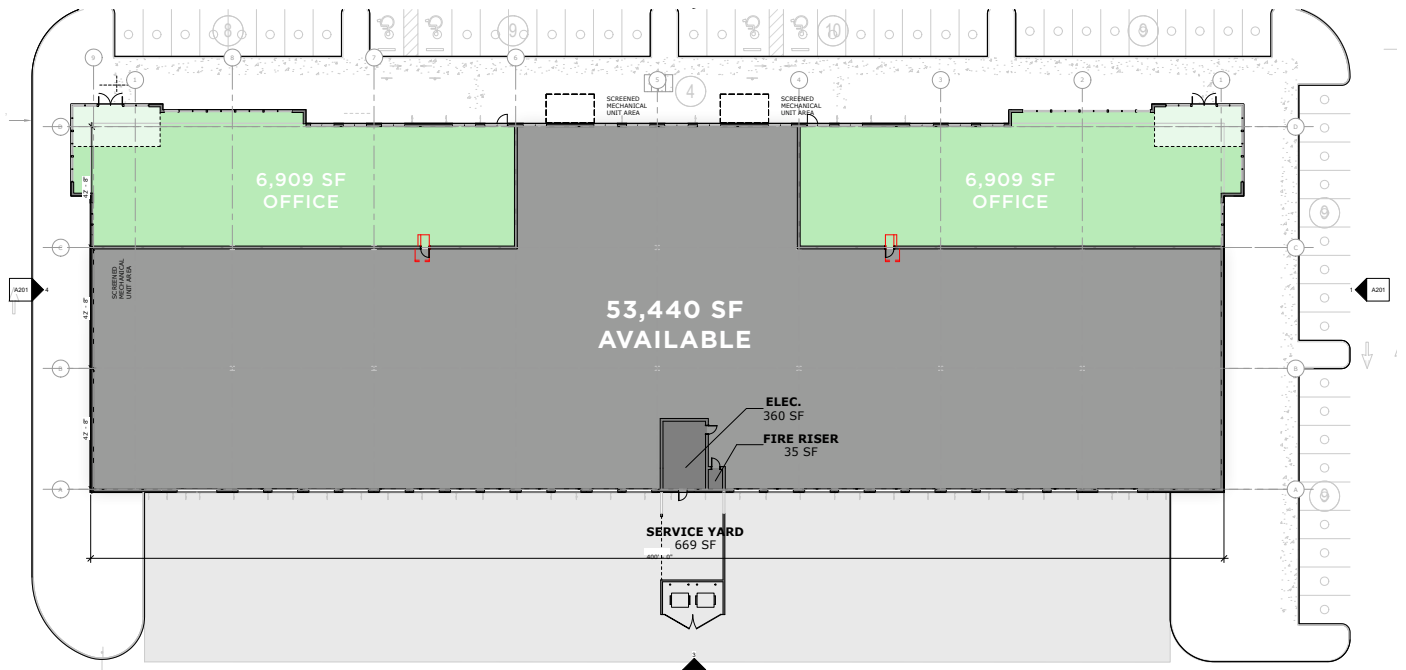
I-4 COMMERCE PARK IS LOCATED IN LAKE MARY, FL JUST OFF RINEHART ROAD, BETWEEN LAKE MARY BLVD AND CR 46A. I-4 ACCESS IS LESS THAN 2 MILES AND SR 417 ACCESS IS ABOUT 5 MILES. THIS LAST OF ITS KIND DEVELOPMENT SITE IS STRATEGICALLY LOCATED TO CAPITALIZE ON THE AREA'S EDUCATED WORKFORCE AND THE SITE'S MAXIMUM VISIBILITY ON I-4, ONE OF THE BUSIEST HIGHWAYS IN FLORIDA.



- Up to 213,760 SF
- 18 AC site
- Delivery 12 months from fully executed lease
- I-4 access is less than 2 miles
- SR 417 access is 5 miles
- Direct I-4 frontage

# BUILDING OVERVIEW

SPECS APPLY TO ALL BUILDINGS



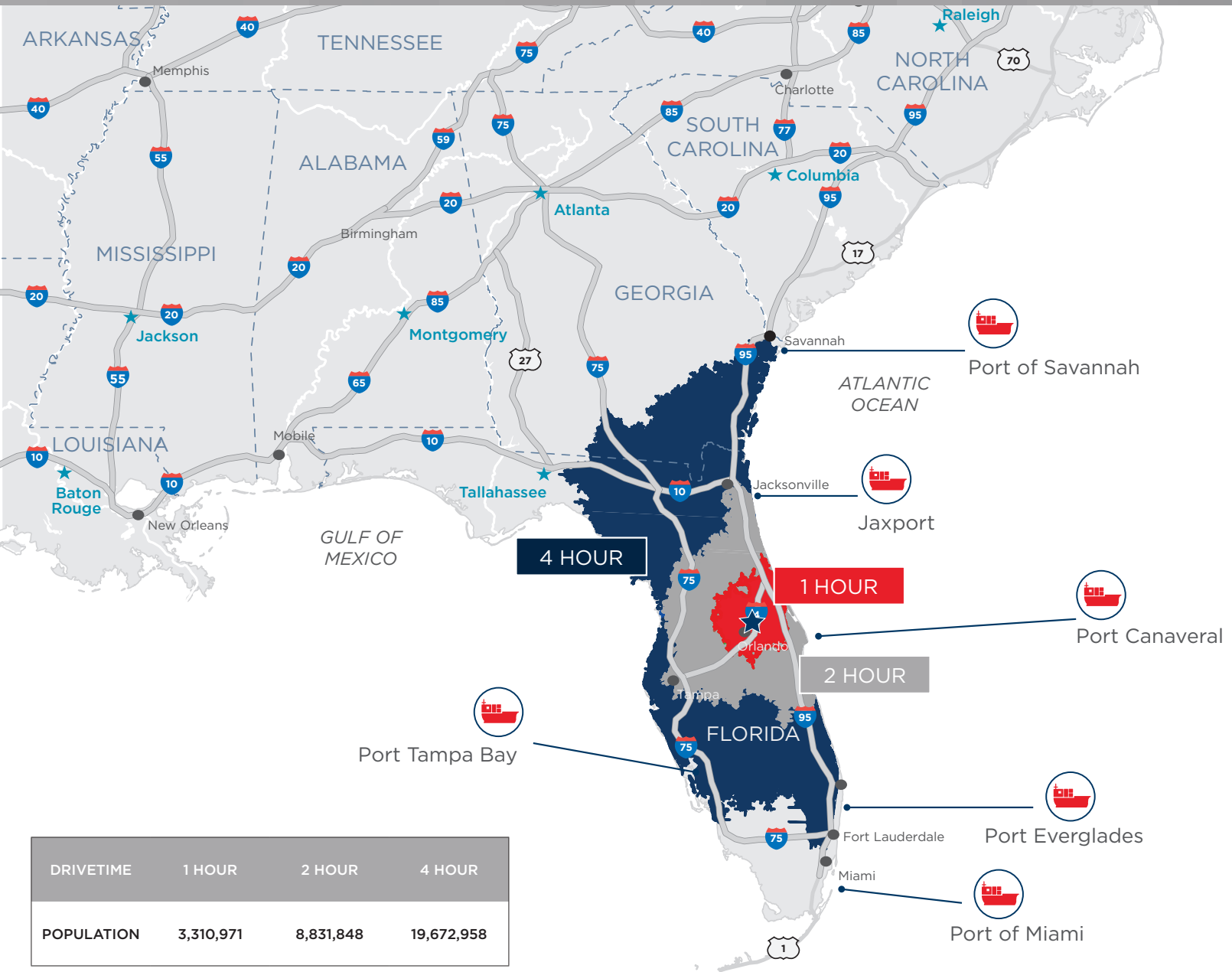
## BUILDING SPECIFICATIONS

AVAILABLE SF*	26,000 SF - 53,440 SF	OFFICE SF	(2) 6,909 SF OFFICES
CONFIGURATION	REAR LOAD	COLUMN SPACING	42'8" X 42'8"
DOCKS DOORS	22 - 9' X 10'	TRUCK COURT	150' (SHARED)
DRIVE-IN DOORS	2 - 14' X 16'	SPRINKLERS	ESFR
CLEAR HEIGHT	25'	BUILDING DIMENSIONS	400' X 128'
PARKING	1.74/1,000	DELIVERY	Q3 2025

# LOCATION OVERVIEW



# AREA PORTS - DISTANCES & DRIVE TIMES



**Port Canaveral**  
70 miles/1.1 hours



**Jaxport**  
129 miles/2.1 hours



**Port Tampa Bay**  
101 miles/2 hours



**Port of Savannah**  
264 miles/4 hours



**Port Everglades**  
234 miles/3.6 hours



**Port of Miami**  
255 miles/4.5 hours

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FOR MORE INFORMATION, CONTACT:

ANNE SPENCER, MCR  
Office | Healthcare Brokerage  
+1 407 541 4434  
anne.spencer@cushwake.com

JARED BONSHIRE  
Logistics & Industrial Services  
+1 407 541 4414  
jared.bonshire@cushwake.com

TAYLOR ZAMBITO  
Logistics & Industrial Services  
+1 407 541 4409  
taylor.zambito@cushwake.com