



FOR SALE

791 Piedmont Wekiwa
Road Apopka, FL 32703



RESOURCE
DEVELOPMENT
INVESTMENT
PROPERTIES
INCORPORATED

THE MARKET

- Located off Hwy 436 in the Wekiva Apopka area
- Walking distance to a large retail center with restaurants, bars, clothing stores, and more

Wekiva Golf Club



A cluster of retail and service logos including HURRICANE GRILL & WINGS, CHASE, five BELOW, ROSS DRESS FOR LESS, Marshalls, ULTA BEAUTY, planet fitness, EMPOTE RESTAURANT, SPROUTS FARMERS MARKET, and petco.



A cluster of logos including Bowlero, SONNY'S BBQ, a red star icon, and Walmart Neighborhood Market.



A cluster of logos including oneblood, Party City, HOBBY LOBBY, 24 FITNESS, bealls OUTLET, Chick-fil&, and A Bealls.



Logos for sam's club and Wawa.



Walmart logo with the tagline "Save money. Live better."



A cluster of logos including TARGET, THE HOME DEPOT, Michaels, and ABC.



Logos for ALDI and LOWE'S.



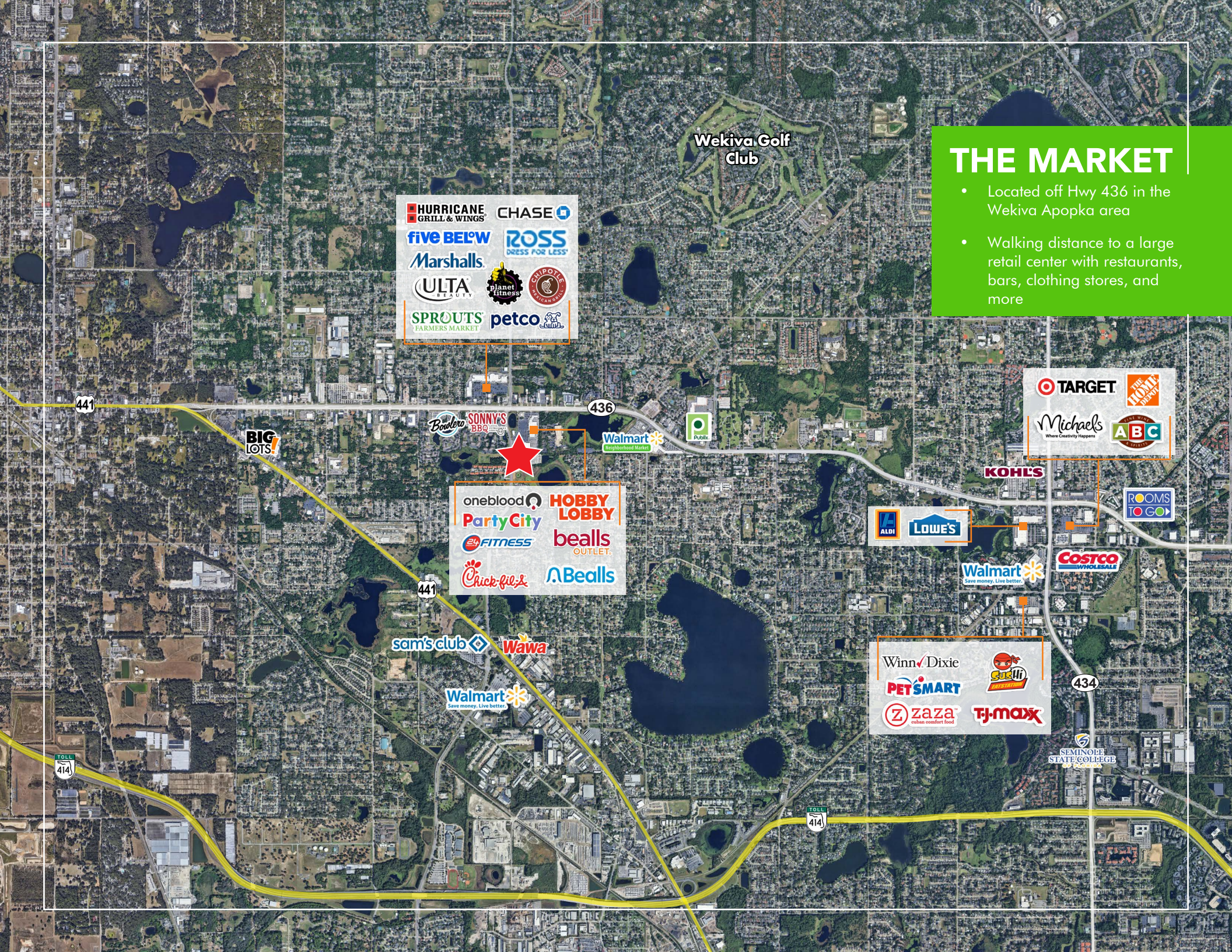
Logos for Walmart and COSTCO WHOLESALE.

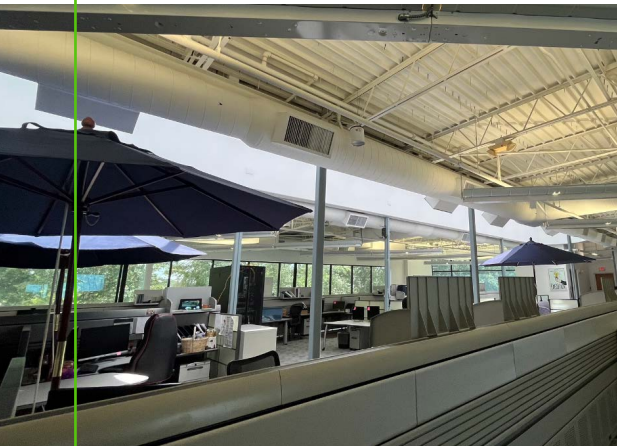


A cluster of logos including Winn-Dixie, PET SMART, zaza cuban comfort food, and TJ-maxx.



Logos for SUGAR RESTAURANT and SEMINOLE STATE COLLEGE.





PROPERTY OVERVIEW

- Type: High Tech Office Building
- Size: 10,550 square feet
- Living Area: 9,634 square feet
- Parking: 41 spaces
- 10 HVAC units on Roof
- Unique Features:
 - Skylights and numerous windows
 - Large diesel generator (to support full building operation 24/7)
 - Full building lightning/surge protection
 - Data Center room with separate AC
 - Open space design (critical for tech company needs)
- Stories: 2
- Elevators: 1
- Built: 2002
- Land Size: 0.76 Acres
- Current Lease:\$230,000/year
- 1 year remaining

BUILDING FEATURES

- **High Tech Office Environment:** Modern design with skylights and ample windows for natural light, promoting an open and productive workspace.
- **Power Reliability:** Equipped with a large diesel generator to ensure continuous tech operation. Kohler 180 KW Volt 120-208 Phase 3 factory maintenance
- **Parking:** 41 parking spaces available, accommodating both staff and visitors.
- **Roof Warranty:** 15-Year NDL Warranty effective from April 15, 2023

INVESTMENT OPPORTUNITY

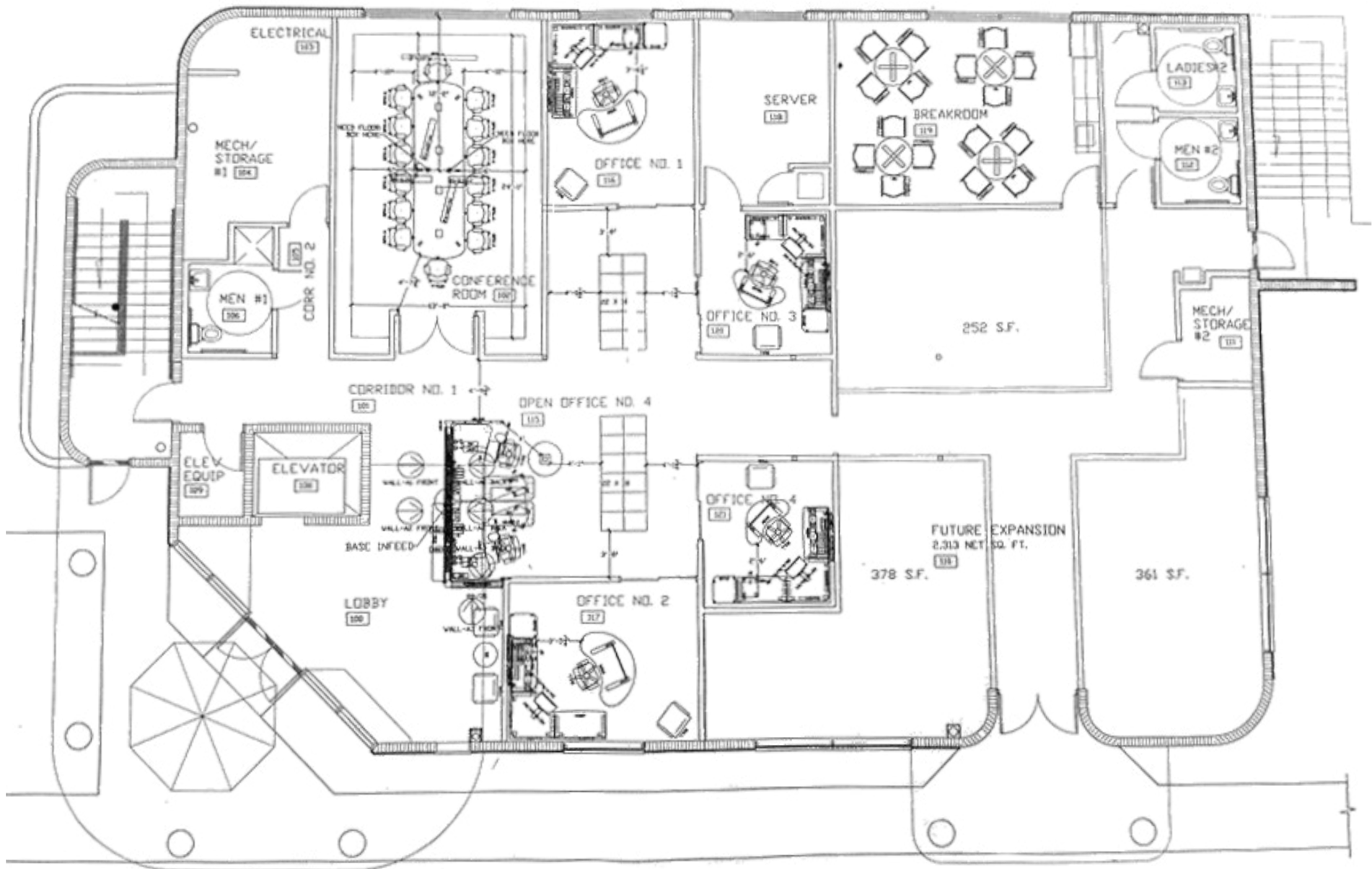
This building is currently leased at \$230,000 per year, demonstrating a strong value. Its strategic location and high-tech features make it a prime investment opportunity.

ASKING PRICE

\$3,750,000.00 (\$355 PSF)

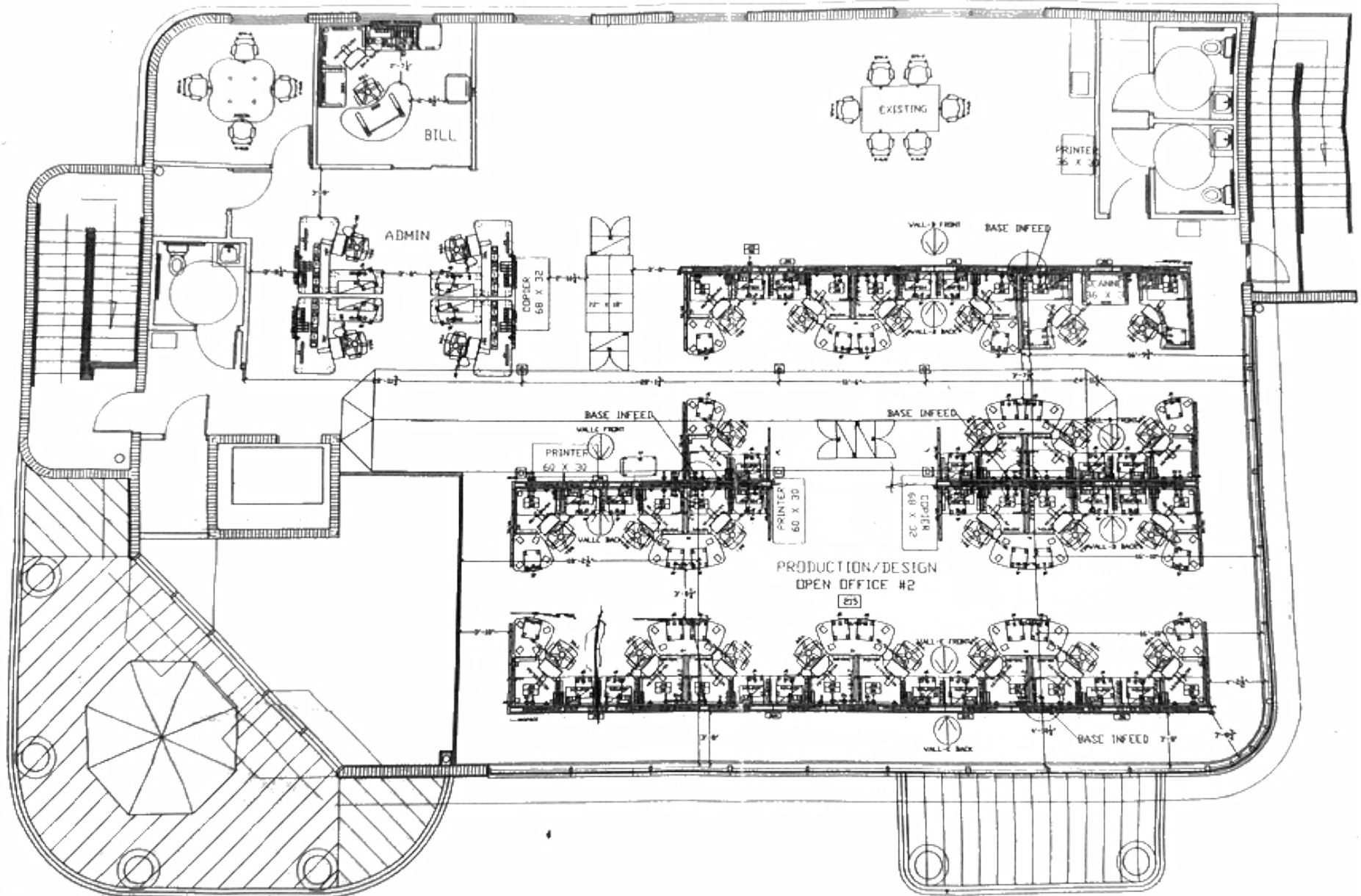
FLOOR PLAN

First Floor - 4,968 SF



FLOOR PLAN

Second Floor - 4,648 SF



CONTACT US

For more details or to schedule a viewing, please contact



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Susan Morris

Principal/Broker



Susan.Morris@RDIPFlorida.com



407.832.3434

Kane Webster-Morris, CCIM

Senior Director

kmw@RDIPFlorida.com

407.928.8752

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