



# 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

HURRICANE GRILL & WINGS CHASE  
five BELOW ROSS DRESS FOR LESS  
Marshalls planet fitness EMPOTE RESTAURANT  
ULTA BEAUTY SPROUTS FARMERS MARKET petco

Walmart Neighborhood Market

oneblood PartyCity HOBBY LOBBY  
24 FITNESS bealls OUTLET  
Chick-fil-A Bealls

sam's club Wawa

Walmart Save money. Live better.

ALDI LOWE'S

Walmart Save money. Live better.

COSTCO WHOLESALE

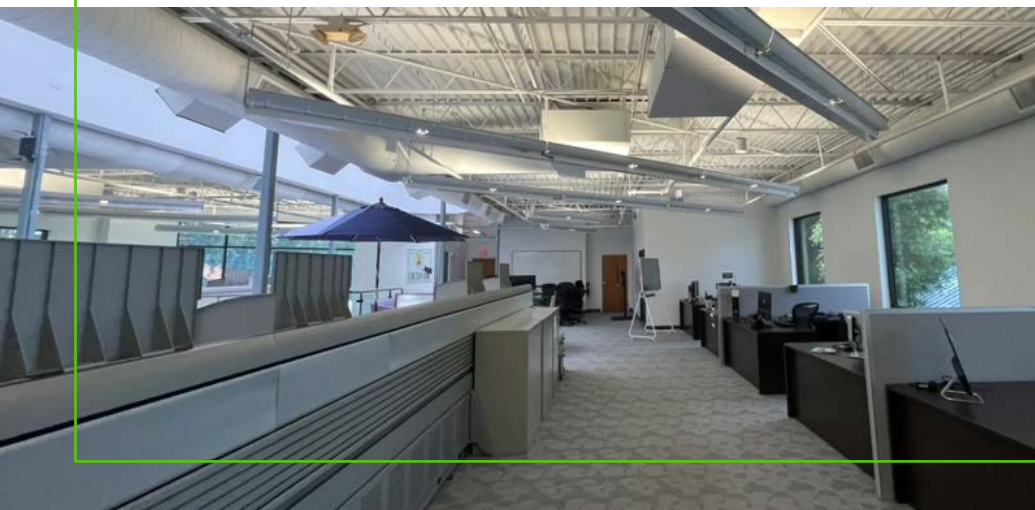
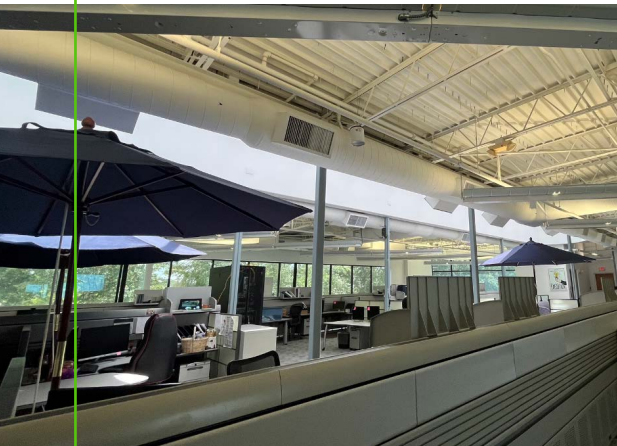
Winn-Dixie PETSMART  
zaza cuban comfort food TJ-MAXX

TARGET THE HOME DEPOT  
Michaels Where Creativity Happens ABC

KOHL'S

ROOMS TO GO

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.

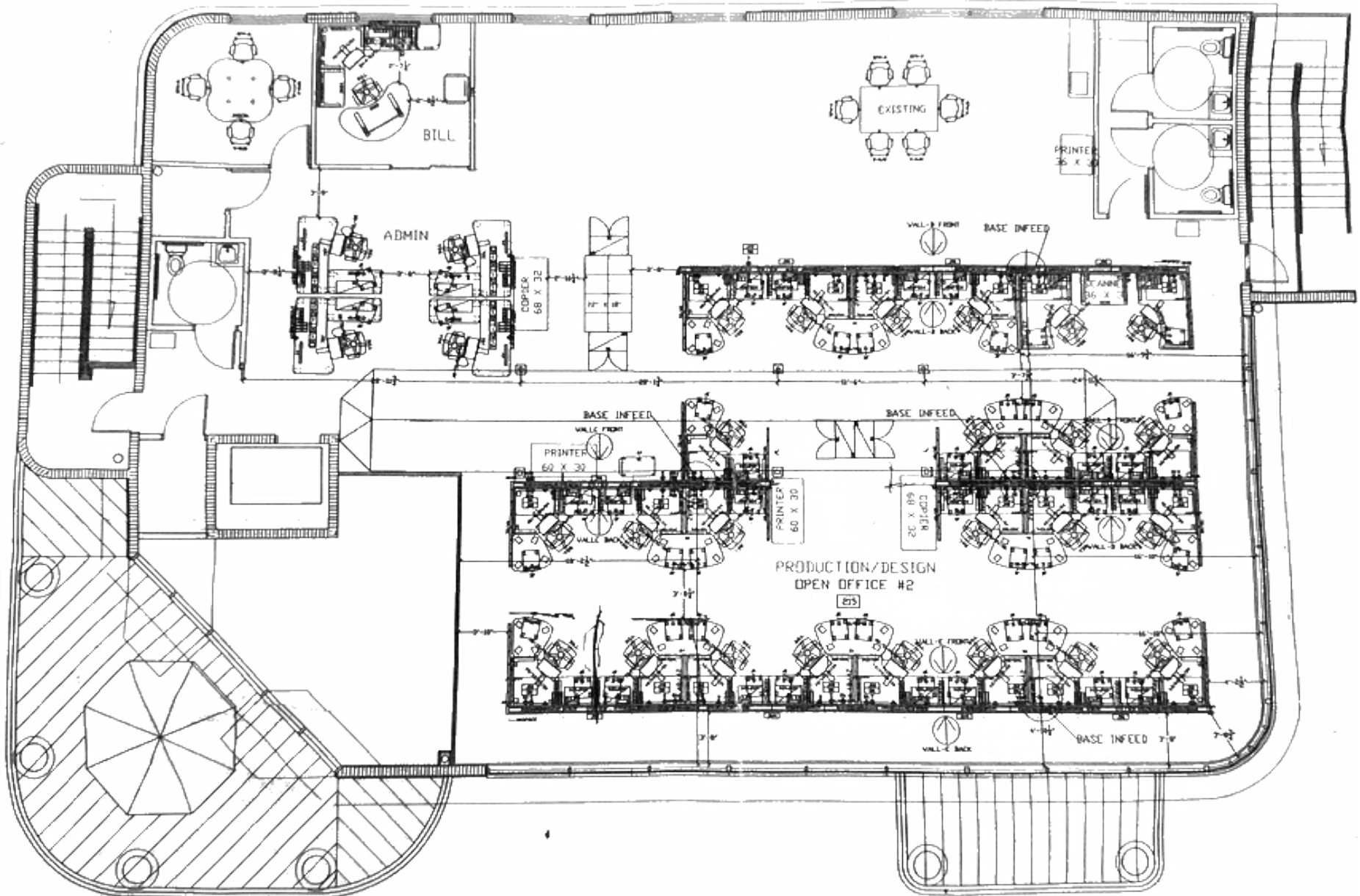
## ASKING PRICE

\$2,950,000.00 (\$306 PSF)



# FLOOR PLAN

Second Floor - 4,648 SF



# CONTACT US

For more details or to schedule a viewing, please contact



RESOURCE  
DEVELOPMENT  
INVESTMENT  
PROPERTIES  
INCORPORATED



**Susan Morris**

Principal/Broker



Susan.Morris@RDIPFlorida.com



407.832.3434

**Kane Webster-Morris, CCIM**

Senior Director

kmw@RDIPFlorida.com

407.928.8752

This document/email/presentation has been prepared by Resource Development Investments Properties Incorporated (RDIP) for advertising and general information only. RDIP makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. RDIP excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of RDIP and/or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.