

**FOR
LEASE**

**100% AC OFFICE/WAREHOUSE SPACE
AND 2ND FLOOR OFFICE SPACE**

108 COMMERCE STREET LAKE MARY, FL 32746



PROPERTY FEATURES

- **23,000 SF Office/Warehouse Space**
- **Building renovation in 2023 so 1st generation space**
- **1.7 Acre Site zoned Industrial, 3/1,000 Parking ratio**
- **20' clear height, sprinklered, and video security**
- **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.**
- **Each Suite was 100% renovated in with new lighting, plumbing, HVAC, roof coating, and 3 phase service. Everything new.**
- **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 200: 3,640 SF Second floor office space with reception area, 7 offices, copy, break, 3 bathrooms, and conference room. Will get new paint and flooring in 2025. **\$4,000 NNN****

(\$3.29 OPEX) (5 Year Minimum Term)

C O N T A C T

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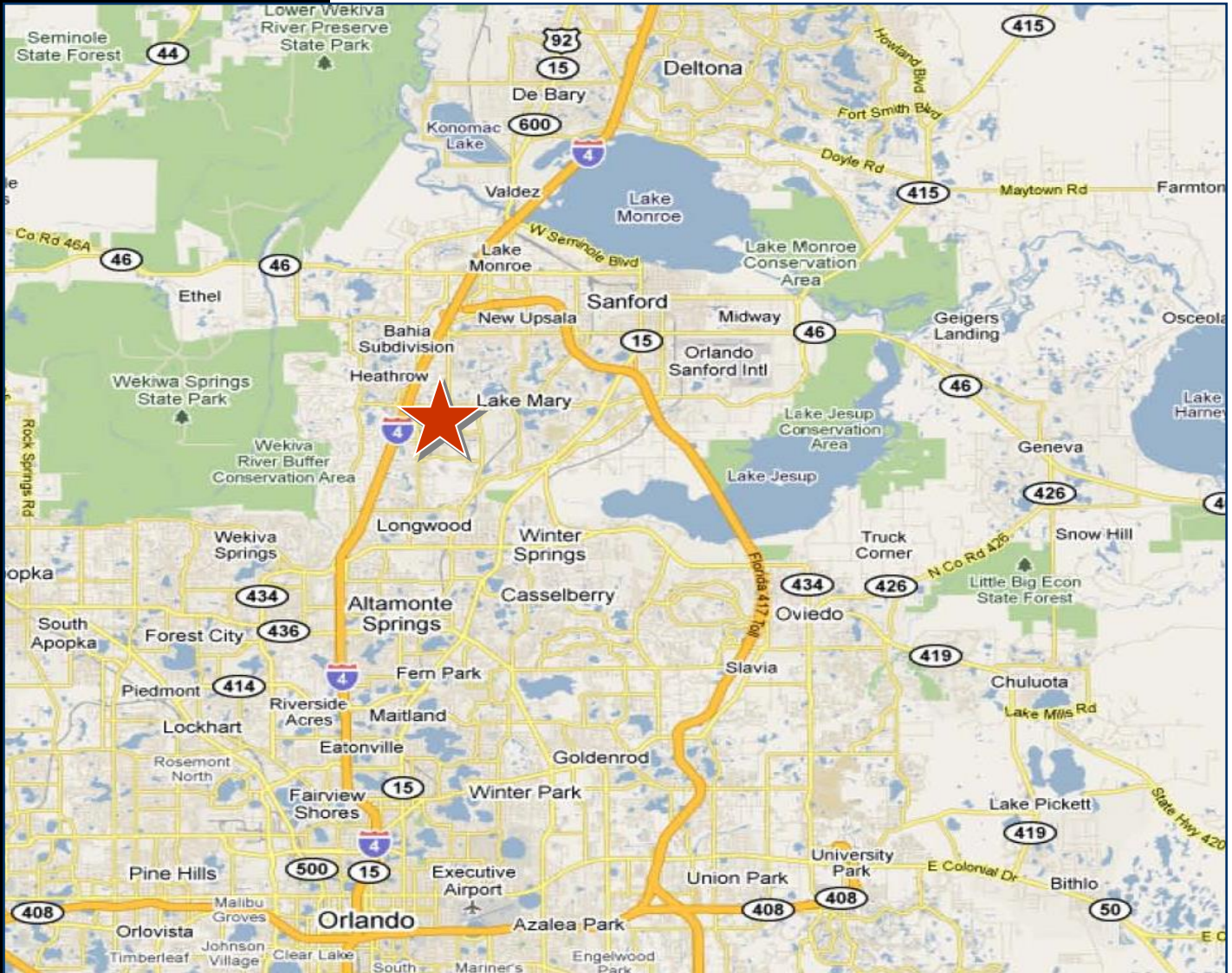
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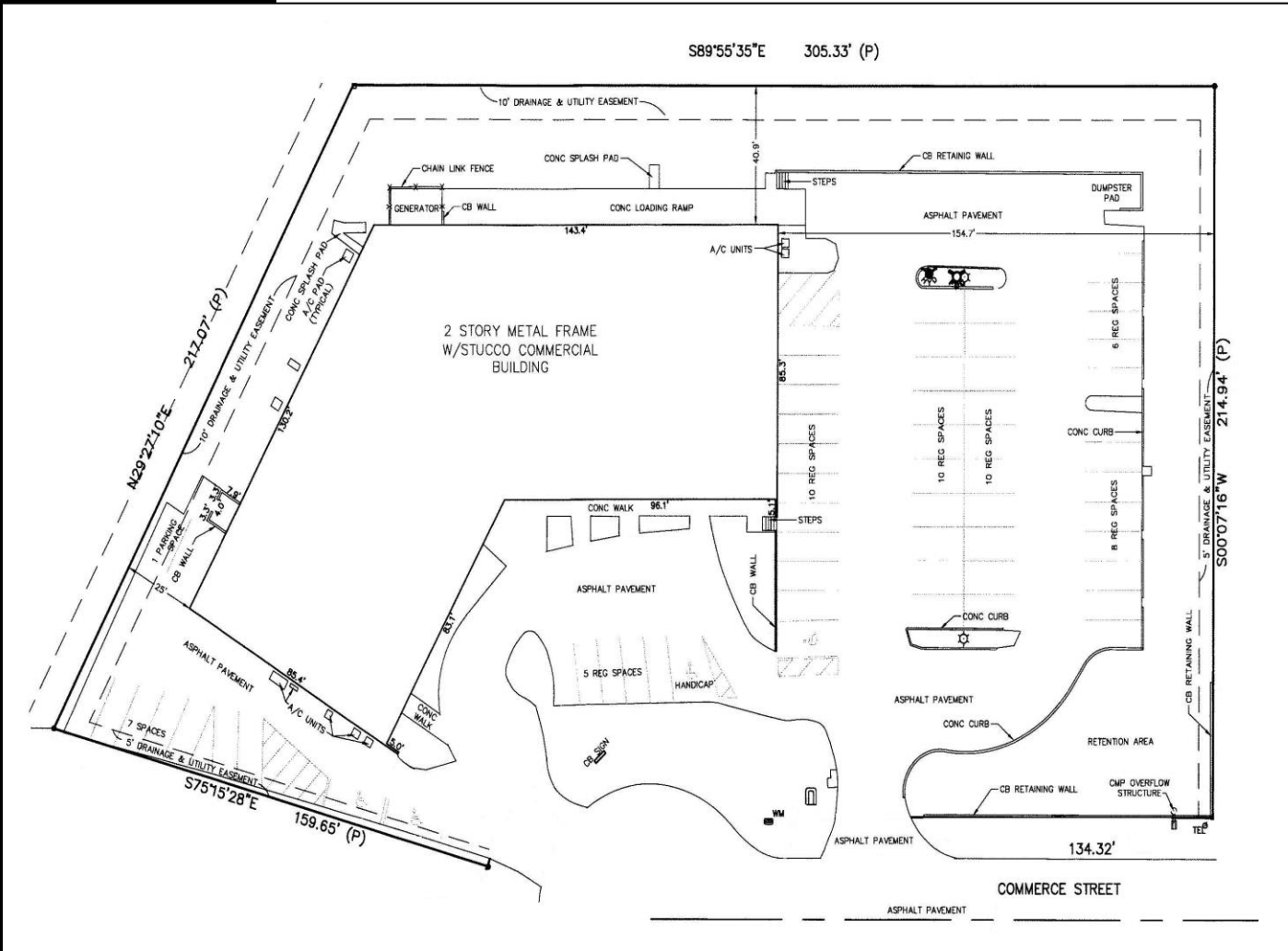
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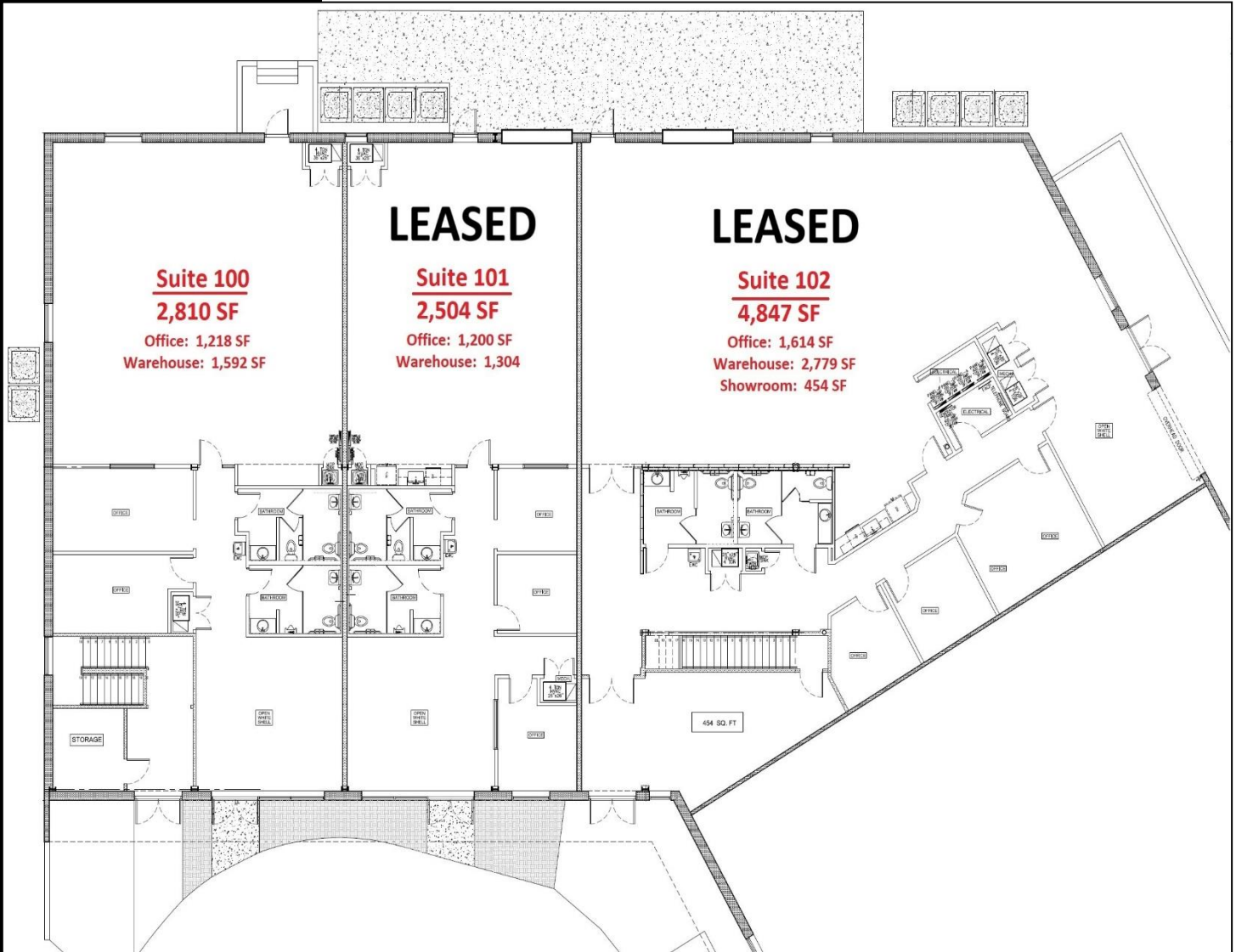
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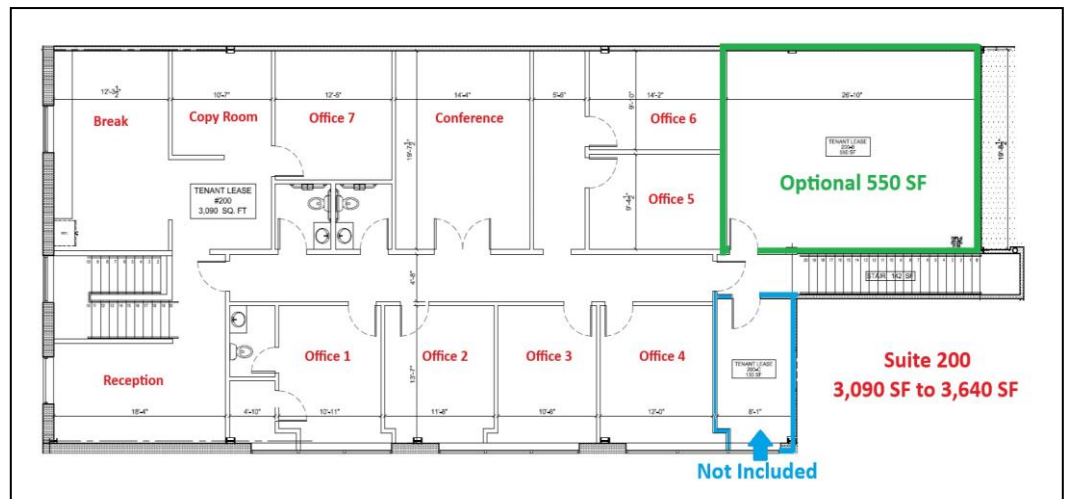
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