

For Lease

Rinehart Ridge IV

660 Century Point | Lake Mary, FL 32746



31,977± sf available

Will subdivide

**AVISON
YOUNG**

Greg Morrison, CCIM, SIOR

Principal

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Introduction

Rinehart Ridge IV is a $\pm 70,400$ SF office building that sits on $9.68\pm$ acres just east of the intersection of Rinehart Road and Wallace Court near C.R. 46A and Interstate-4 in Lake Mary. The property is minutes from Interstate-4 and S.R. 417/S.R. 429 interchange providing an ideal location, benefiting from quick access to major thoroughfares and close proximity to outstanding neighborhoods, shopping, and restaurants.

PROPERTY HIGHLIGHTS

**EASY ACCESS TO INTERSTATE-4,
S.R. 417 AND S.R. 429**

HIGHLY VISIBLE FROM INTERSTATE-4

OPEN FLEXIBLE FLOOR PLAN

VOLUME CEILINGS THROUGHOUT

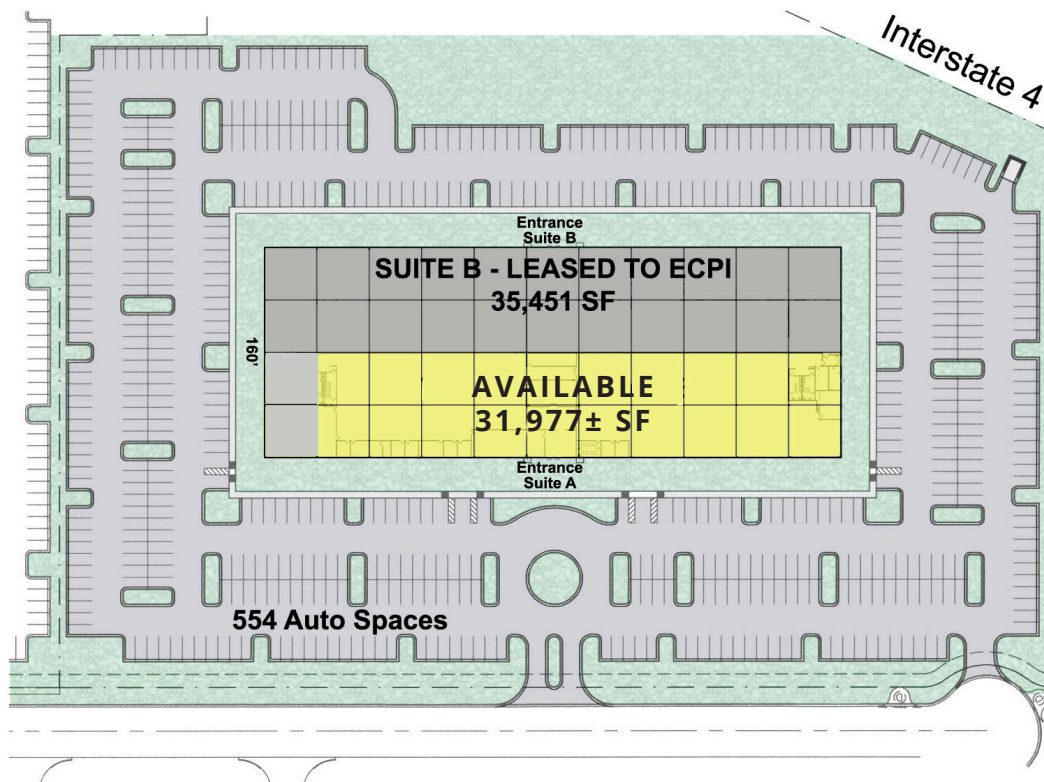
MONUMENT SIGNAGE

8/1,000 SF PARKING RATIO

ZONING: M-2/A

LEASE RATE - \$18.50/SF NNN





SITE

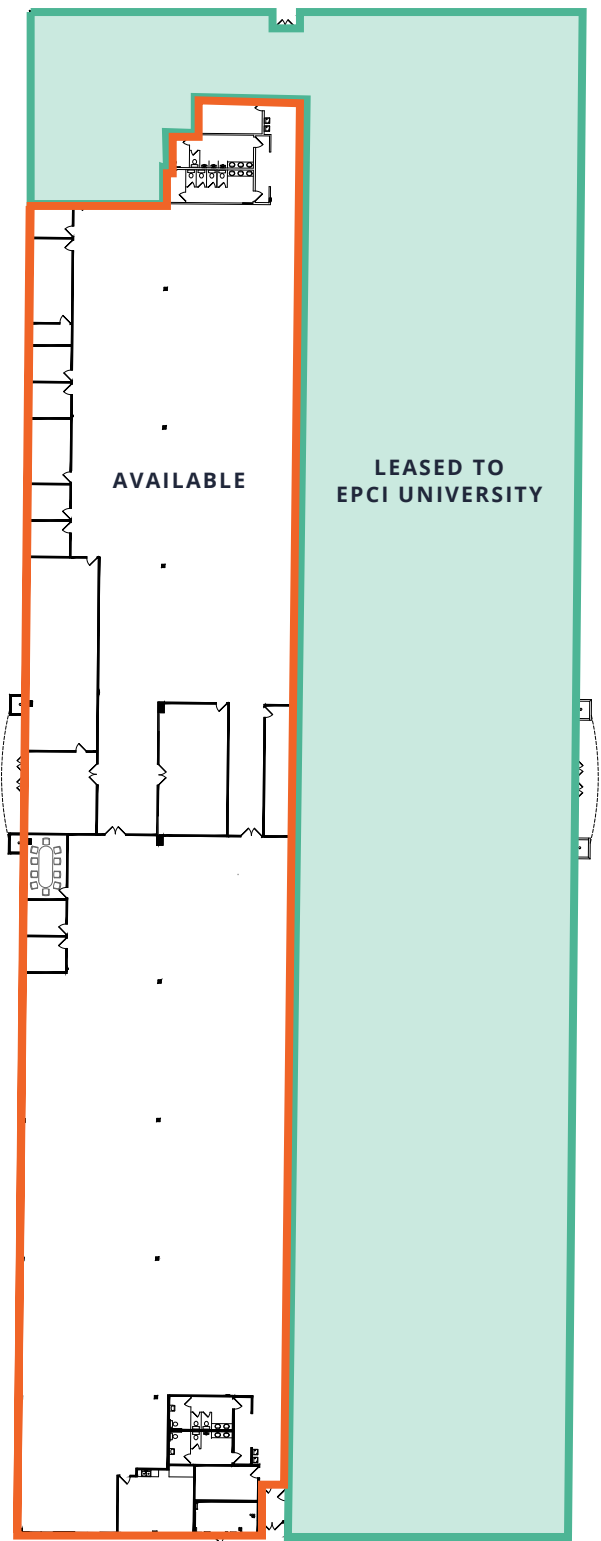
City of Lake Mary
Zoning M-2A Medium Industrial
Site Area 9.686 acres
554 Auto Parking Spaces

CONSTRUCTION

Ceiling 12' - Structure 15'
4" Thick Floor - Tilt wall
PVC Single Ply Roof
Sprinkler 0.15 gpm / 2,000 SF

UTILITIES

FPL - 2,000 Amp - 277/480 Volt
City of Lake Mary - Water
City of Lake Mary - Sewer
BellSouth - Fiber Available



Photos

±31,977 SF



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