

For Lease

Live Oaks Center

1,200 - 4,345 SF | \$1,912 - \$6,923 per month



102-440 Live Oaks Blvd

Casselberry, Florida 32707

Property Highlights

- 102,340± SF flex park with 6 concrete block buildings
- Flexible office/warehouse configurations
- Grade-level loading with 8' x 8' roll-up doors
- Clear heights: 12' - 18'
- 2.0/1,000 SF parking ratio
- Zoning: CG (Casselberry) - allows broad commercial/light industrial uses
- Monument signage on US Hwy 17-92 and Anchor Road, plus building signage
- Traffic count: 60,000± AADT (FDOT/US Hwy 17-92)
- Located near the intersection of SR 436 and US Hwy 17-92, just east of I-4

Lease Rate: \$15.50/SF NNN (Op Ex: \$3.62/SF)

AVAILABLE SPACES

Space	Lease Rate	Size (SF)
218 Live Oaks Blvd, Bldg 2	\$3,951 per month	2,480
406 Live Oaks Blvd, Bldg 4	\$6,923 per month	4,345
219 Live Oaks Blvd, Bldg 5	\$1,912 per month	1,200
225 Live Oaks Blvd, Bldg 5	\$3,027 per month	1,900
277 Live Oaks Blvd, Bldg 6	\$1,976 per month	1,240



For more information

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Property Photos



Storefront Entrances



Monument Signage on US Hwy 17-92



Monument Signage on Anchor Road

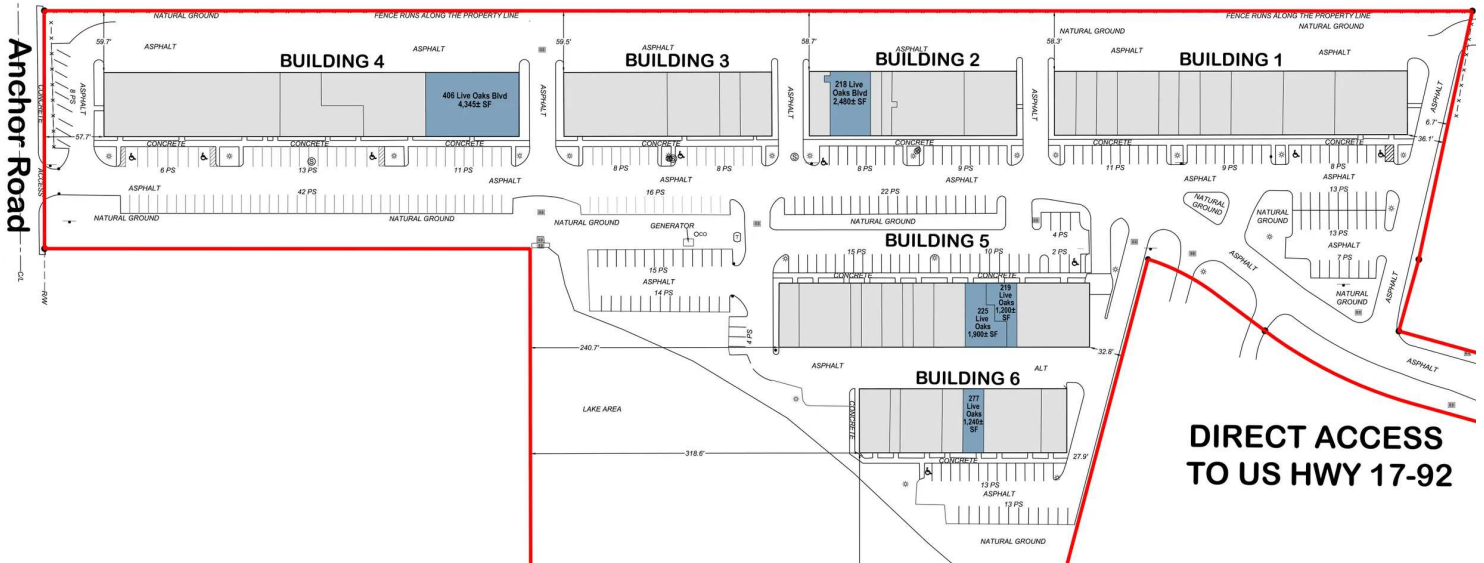


Attractive Lakeside Location

Property Photos

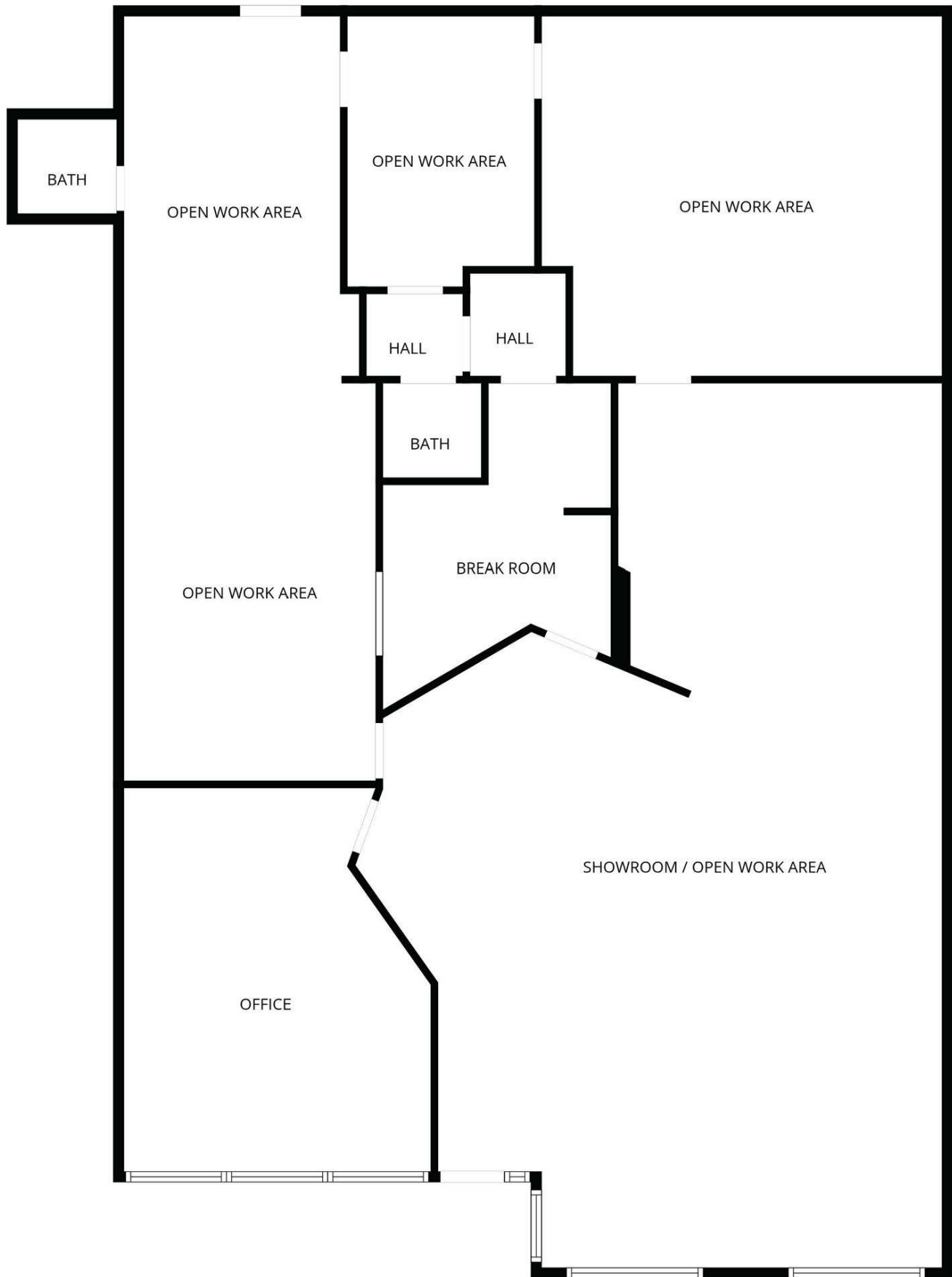


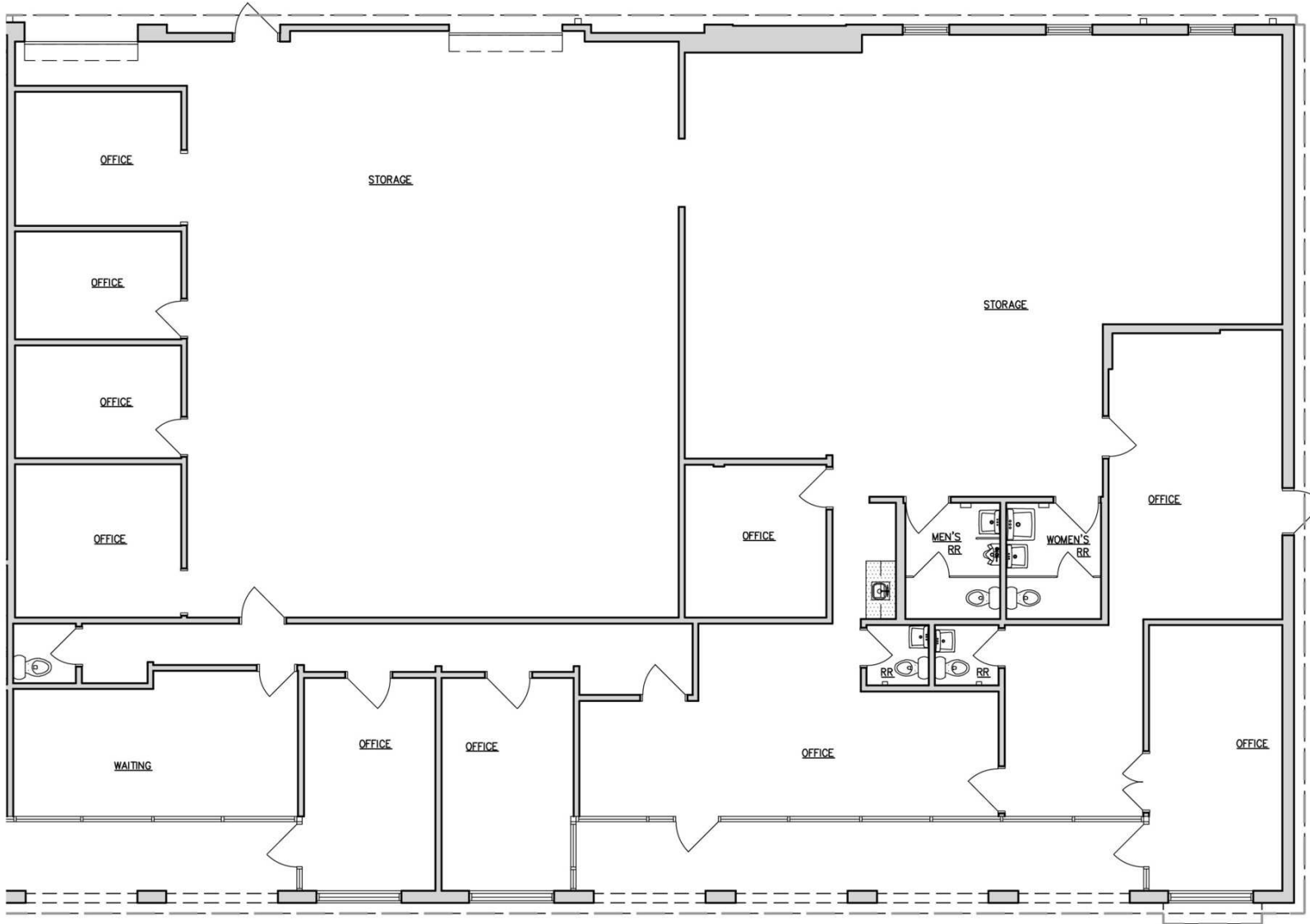
Available Spaces

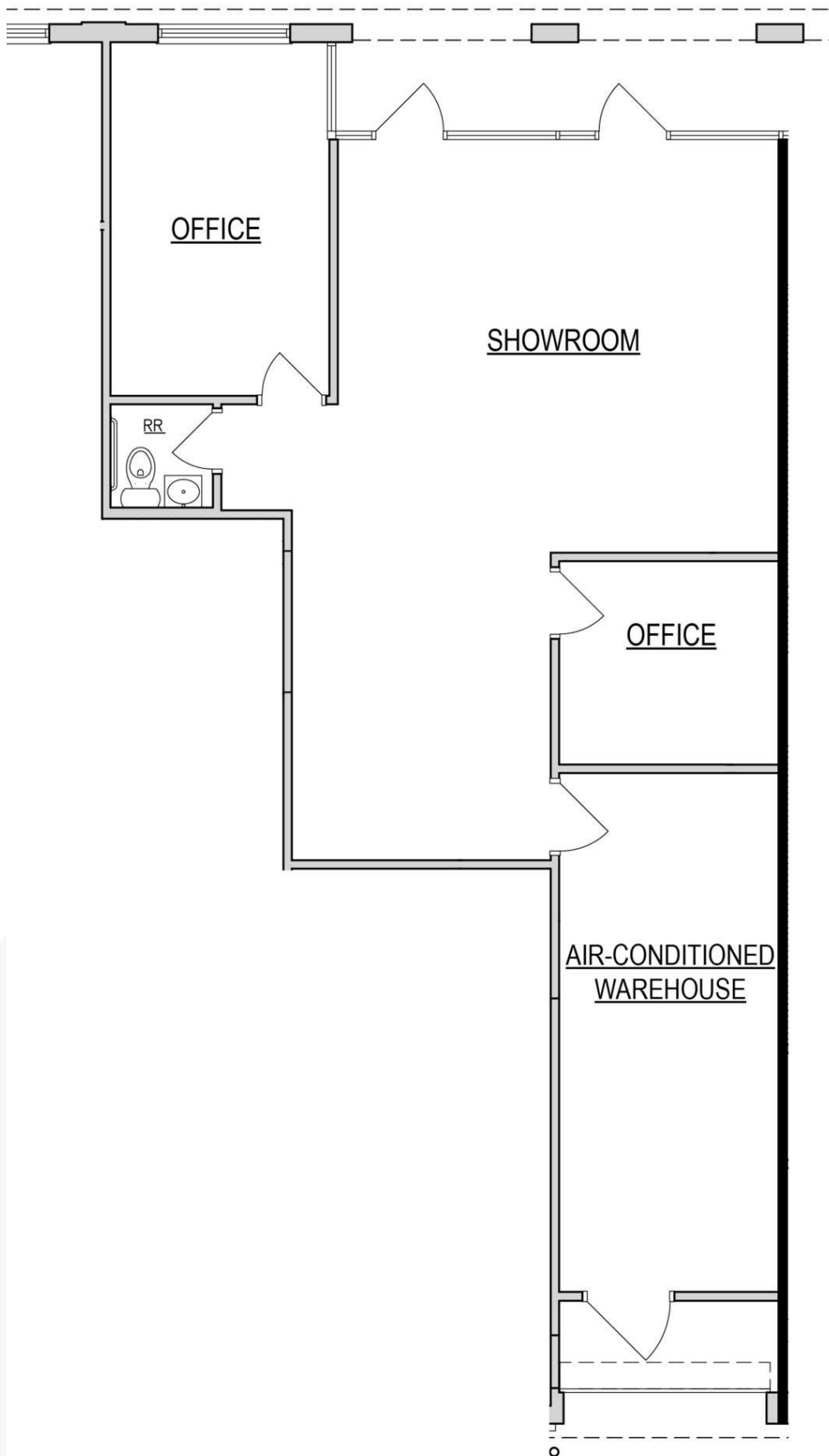


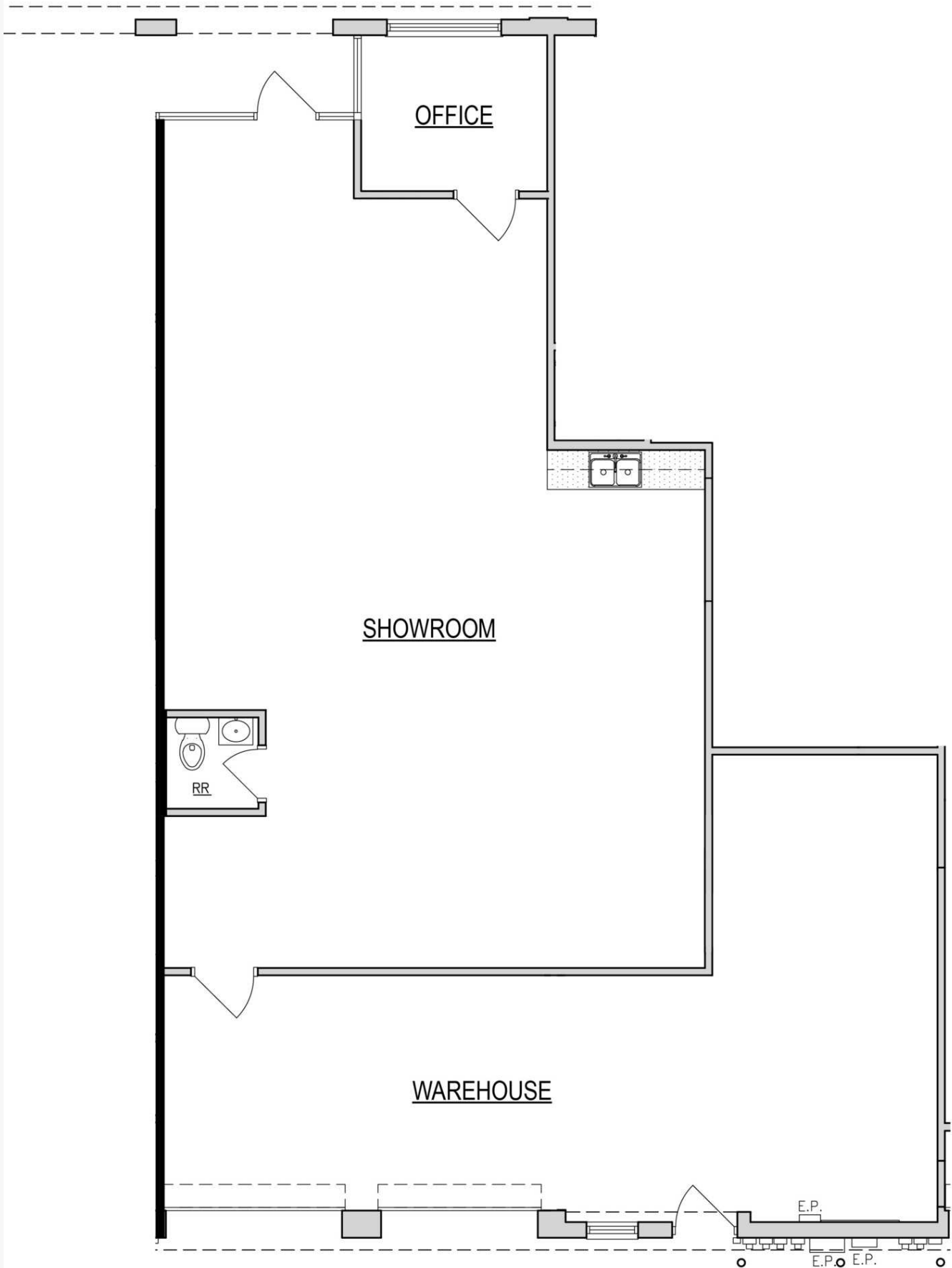
AVAILABLE SPACES

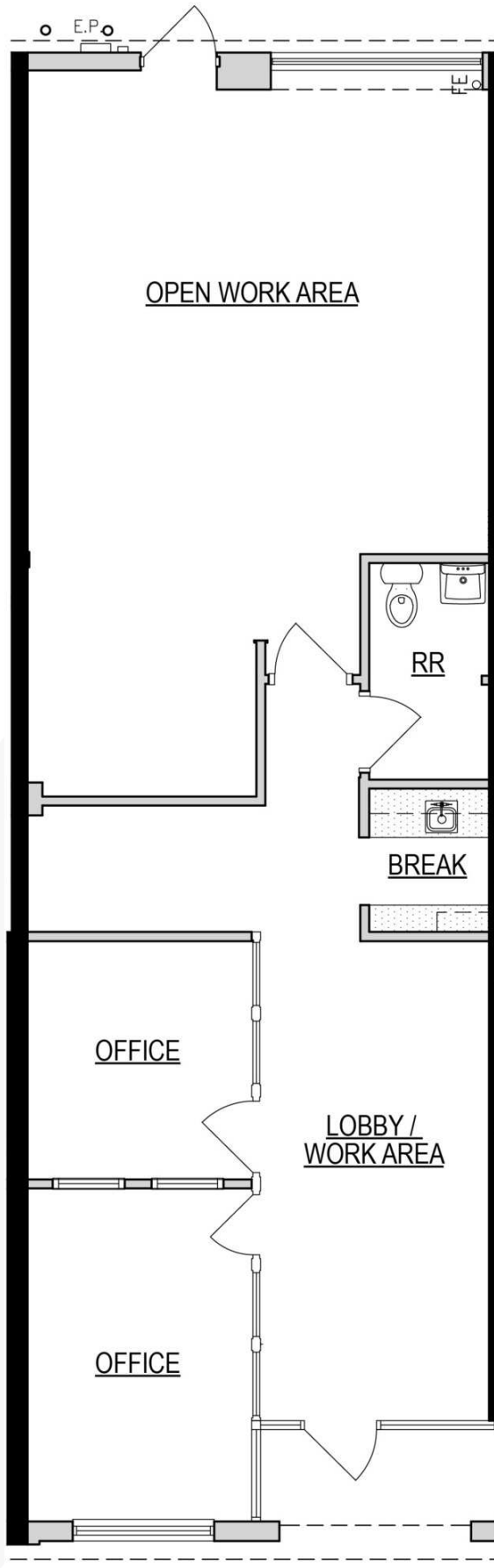
SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
218 Live Oaks Blvd, Bldg 2	2,480 SF	NNN	\$3,951 per month	Flex space: 100% air-conditioned. Option to install roll-up door(s)
406 Live Oaks Blvd, Bldg 4	4,345 SF	NNN	\$6,923 per month	Flex Space: approximately 60% warehouse and 40% office with (2) roll-up doors
219 Live Oaks Blvd, Bldg 5	1,200 SF	NNN	\$1,912 per month	Flex space: 100% air-conditioned with (1) 9' W x 8' H roll-up door
225 Live Oaks Blvd, Bldg 5	1,900 SF	NNN	\$3,027 per month	Flex space: (2) 9' W x 8' H roll-up doors
277 Live Oaks Blvd, Bldg 6	1,240 SF	NNN	\$1,976 per month	Office space: 100% air-conditioned with lake view



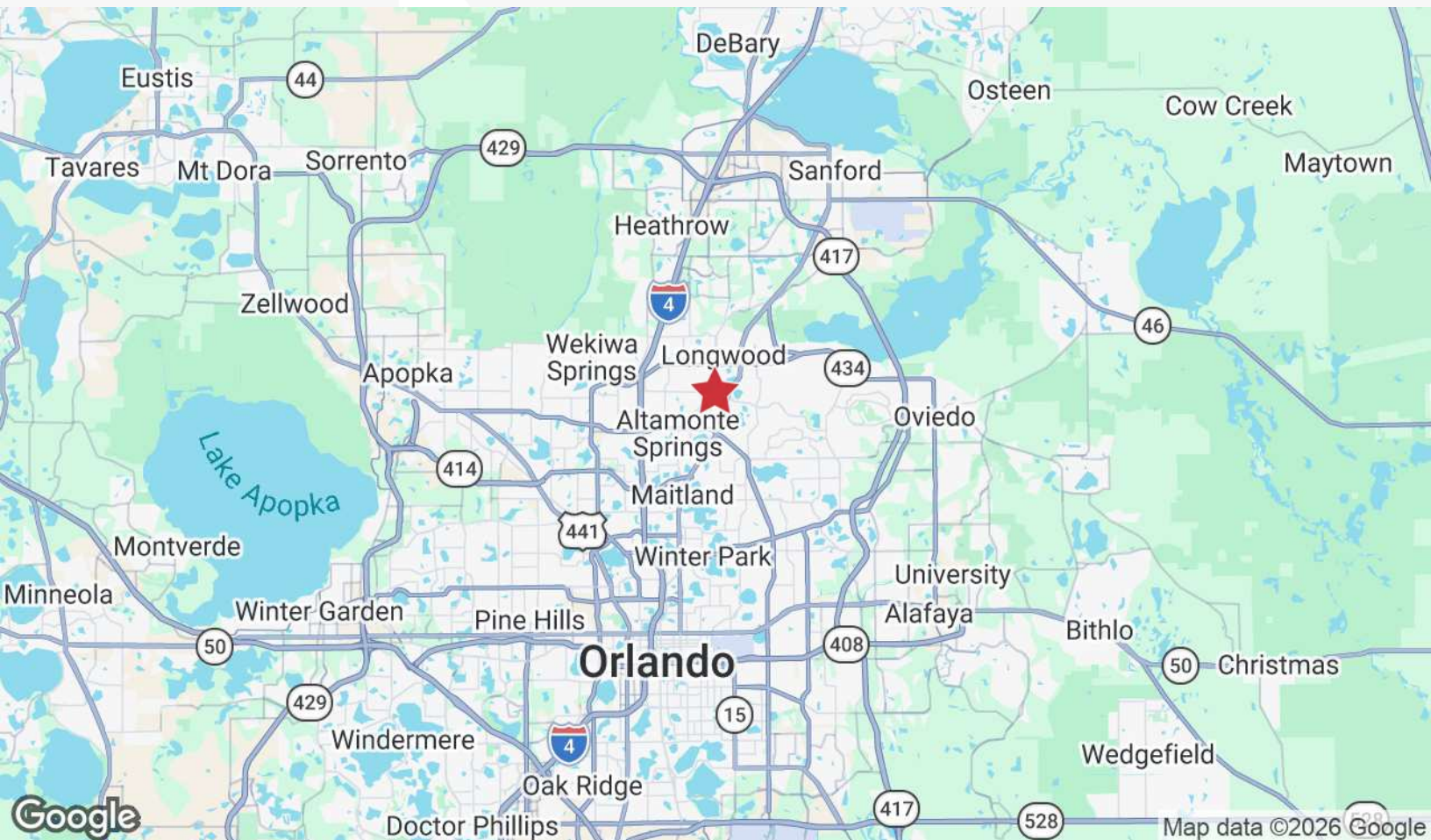
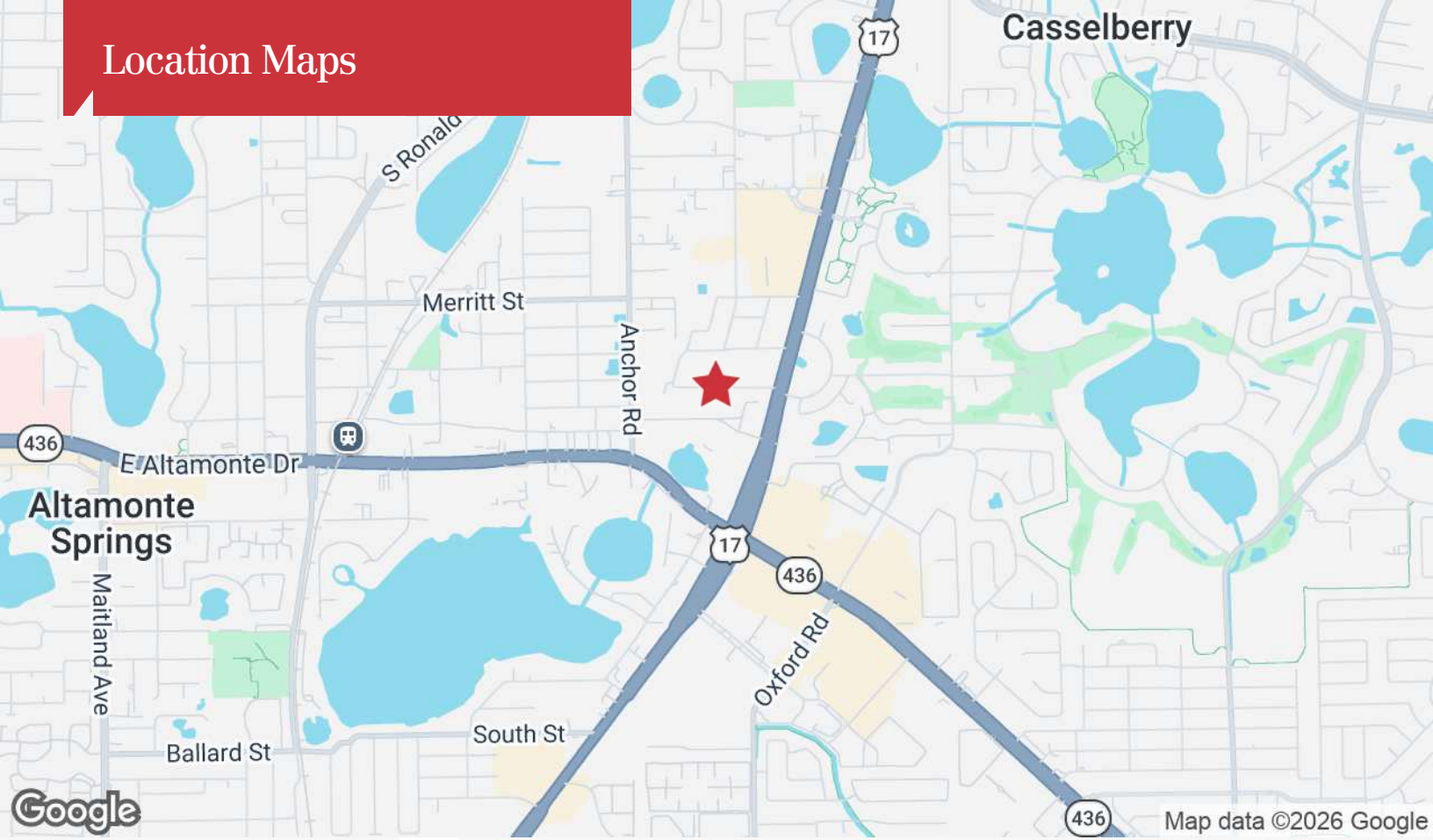




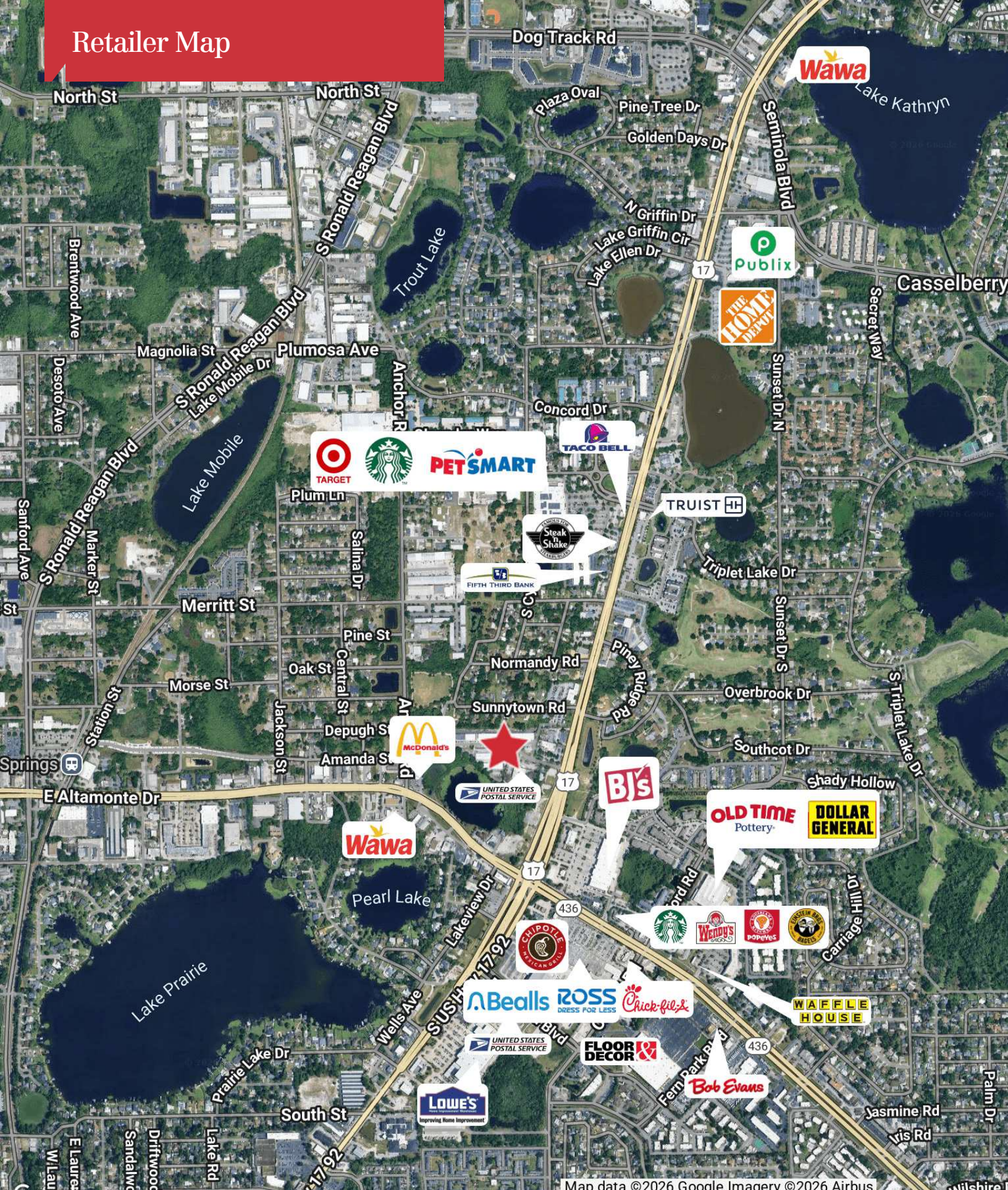




Location Maps



Retailer Map



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