



FOR
SALE/
LEASE



CITE PARTNERS

135 MINGO TRAIL

LONGWOOD, FL | 12,970 SF FREE-STANDING BUILDING

PROPERTY SPECIFICATIONS

THE PROPERTY

- 12,970 SF free-standing building
- Build-to-suit office
- 18' clear height
- 2 grade doors
- Rear load
- 400 amp, 240 volt, 3 phase power
- Built in 1972
- 0.90 Acres
- 18 lined parking space at entrance with an additional 8 to 10 spaces along south side of building
- Fenced truck court in rear
- Zoned IND, City of Longwood

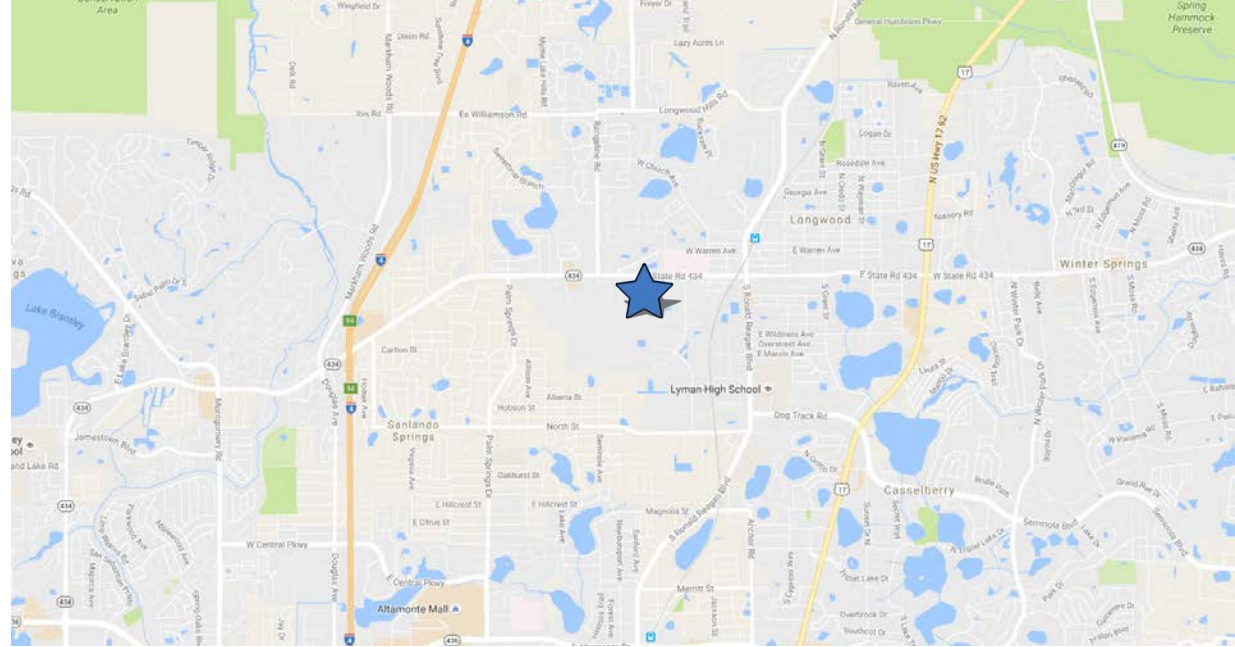
LOCATION

- Minutes from I-4, US 17-92 and CR 427

THE PRICE

Sale: \$745,000 (\$57.40/SF)

Lease: \$6,500 per month, Gross



MATT SULLIVAN, SIOR, CCIM
Managing Director, Principal
matt.sullivan@citepartners.com
407.930.1802

WILSON MCDOWELL, SIOR, CCIM
Managing Director, Principal
wilson.mcdowell@citepartners.com
407.930.1801

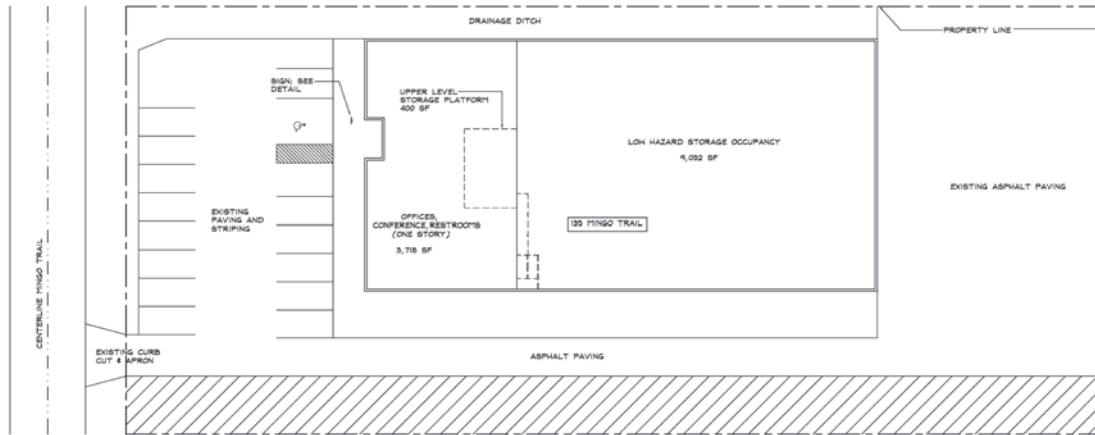
BOBBY ISOLA, CCIM
Director, Principal
bobby.isola@citepartners.com
407.930.1804

CITE PARTNERS
100 South Orange Ave., Suite 500
Orlando, FL 32801
www.citepartners.com

DISCLAIMER:

This document has been prepared by Cite Partners for advertising and general information only. Cite Partners 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. Cite Partners excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of Cite Partners and/or its licensor(s). All rights reserved.

SITE PLAN



FLOOR PLAN (Proposed)

