

FOR LEASE

LAKE MARY BUSINESS CENTER
1150 EMMA OAKS TRL, LAKE MARY, FL 32746



PROPERTY FEATURES

122,203± SF BUILDING SIZE

- 12,903 SF AVAILABLE - SUITE 130

26 MINUTES FROM SFB AIRPORT

CONVENIENT ACCESS TO I-4

WET SPRINKLERS

3 PHASE POWER



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Owned By:

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1150 EMMA OAKS TRL
SUITE 130 - 12,903 SF

PROPERTY SPECIFICATIONS

ASKING RATE
NEGOTIABLE

OPEX
\$2.83 PSF

PARKING RATIO
1.84/1,000

WAREHOUSE SIZE
10,260 SF

OFFICE SIZE
2,643 SF

YEAR BUILT
1999

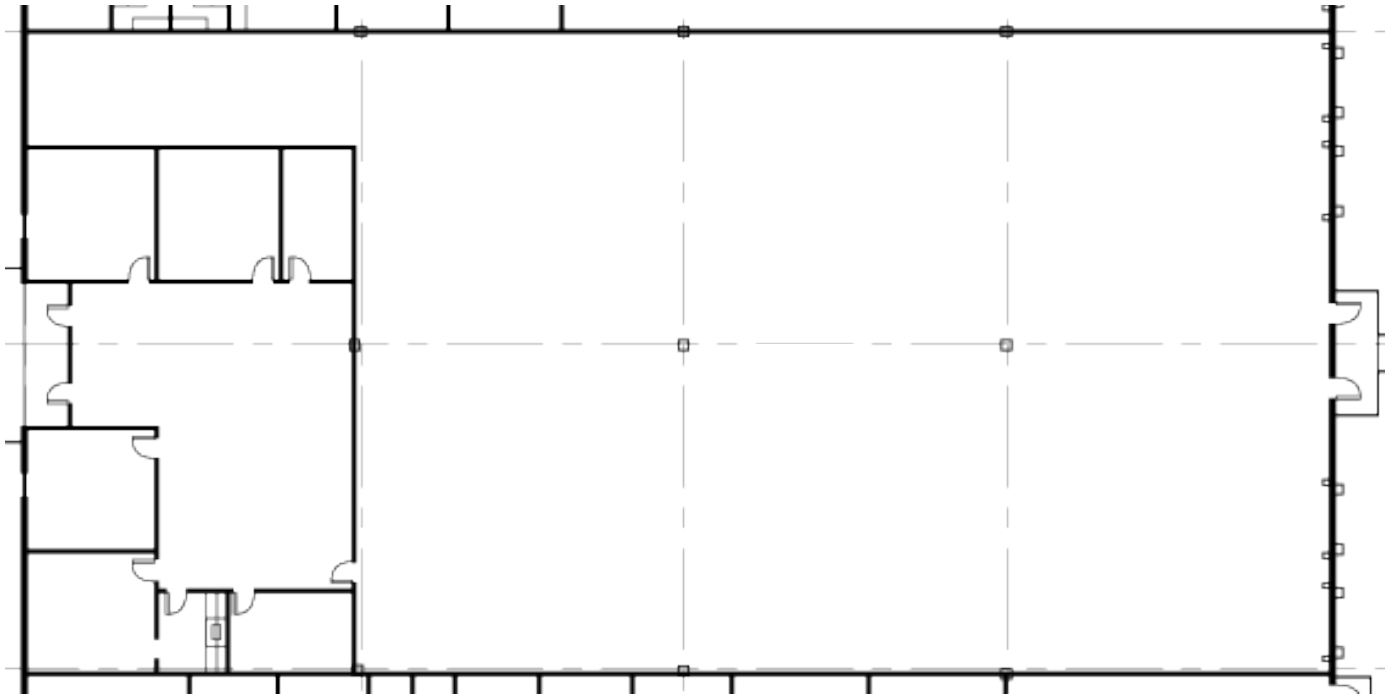
CLEAR HEIGHT
24'

LOADING DOORS
(4) DOCK DOORS

AVAILABILITY
MAY 1, 2027

ZONING
M-1A, LAKE MARY

COLUMN SPACING
40' X 40'



**Denotes Estimated Operating Expenses for 2026*

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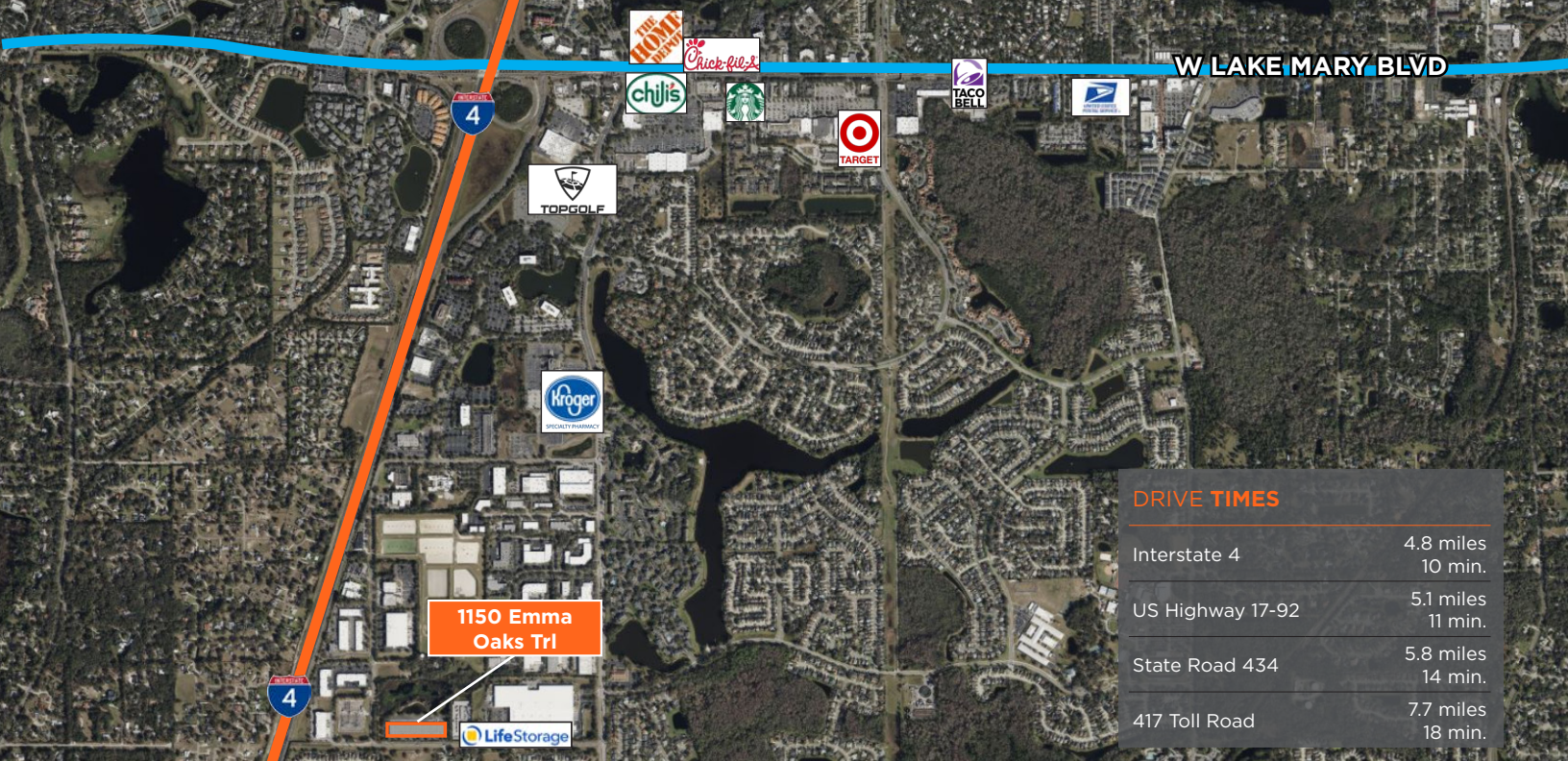
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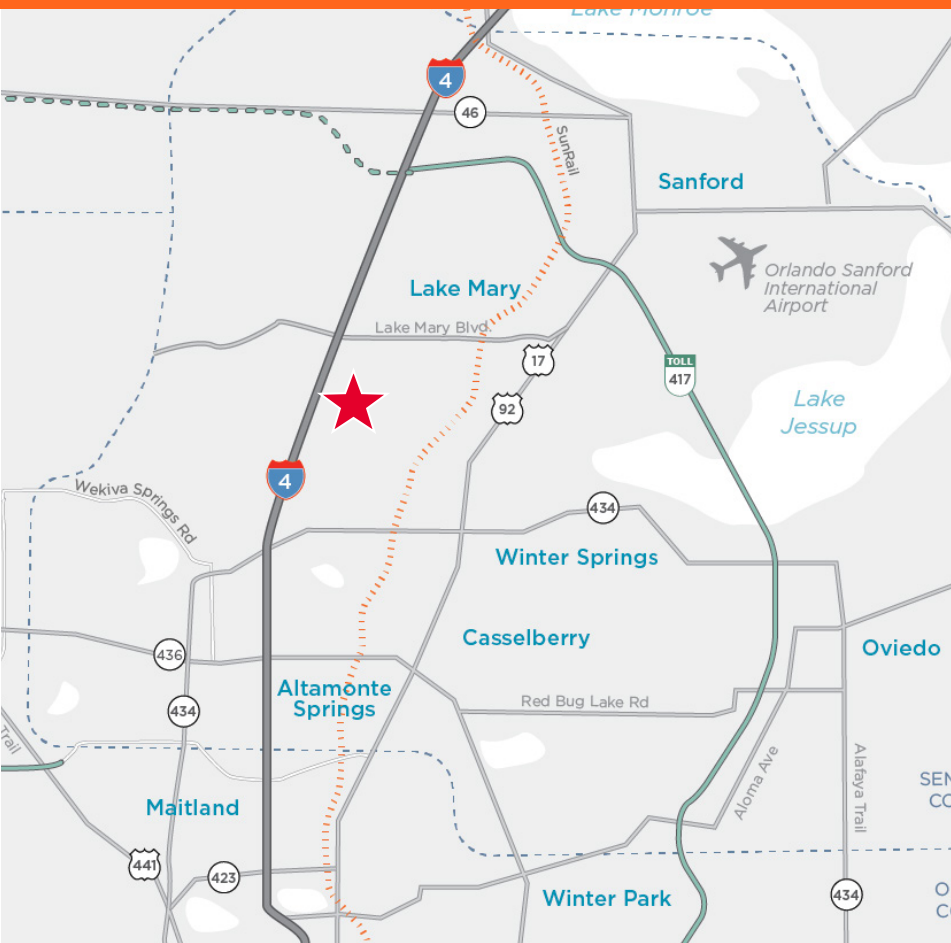
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DRIVE TIMES	
Interstate 4	4.8 miles 10 min.
US Highway 17-92	5.1 miles 11 min.
State Road 434	5.8 miles 14 min.
417 Toll Road	7.7 miles 18 min.



STRATEGIC LOCATION

1150 Emma Oaks Trail provides a great access point to easy transportation avenues, including highways, freeways, and airport. Located in Lake Mary submarket, 1150 Emma Oaks Trail tenants may benefit from city economic incentives.

ABOUT US

Mapletree is a leading global real estate developer, investor and manager headquartered in Singapore. Mapletree owns and manages more than 70 million square feet of logistics and industrial properties across 26 states with offices in New York, Chicago, Atlanta, Dallas and Los Angeles.

www.mapletree.com.sg

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