



FOR SALE

791 Piedmont Wekiwa
Road Apopka, FL 32703

RDIP

RESOURCE
DEVELOPMENT
INVESTMENT
PROPERTIES
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THE MARKET

- Located off Hwy 436 in the Wekiva Apopka area
- Walking distance to a large retail center with restaurants, bars, clothing stores, and more

Wekiva Golf Club



436



441

sam's club

wawa

Walmart



KOHL'S



Walmart



434

SEMINOLE STATE COLLEGE

414

441

414



PROPERTY OVERVIEW

- **Type:** High Tech Office Building
 - Stories: 2
 - Elevators: 1
- **Size:** 10,550 square feet
- **Living Area:** 9,634 square feet
 - Built: 2002
- **Parking:** 41 spaces
 - Current Lease: \$230,000/year
- 10 HVAC units on Roof
 - 1 year remaining
- **Unique Features Required By Tech/Finance Companies:**
 - Large diesel generator (to support full building operation 24/7)
 - Full building lightning/surge protection
 - Data Center room with separate AC
 - Open space design (critical for tech company needs)
 - Skylights and numerous windows

BUILDING FEATURES

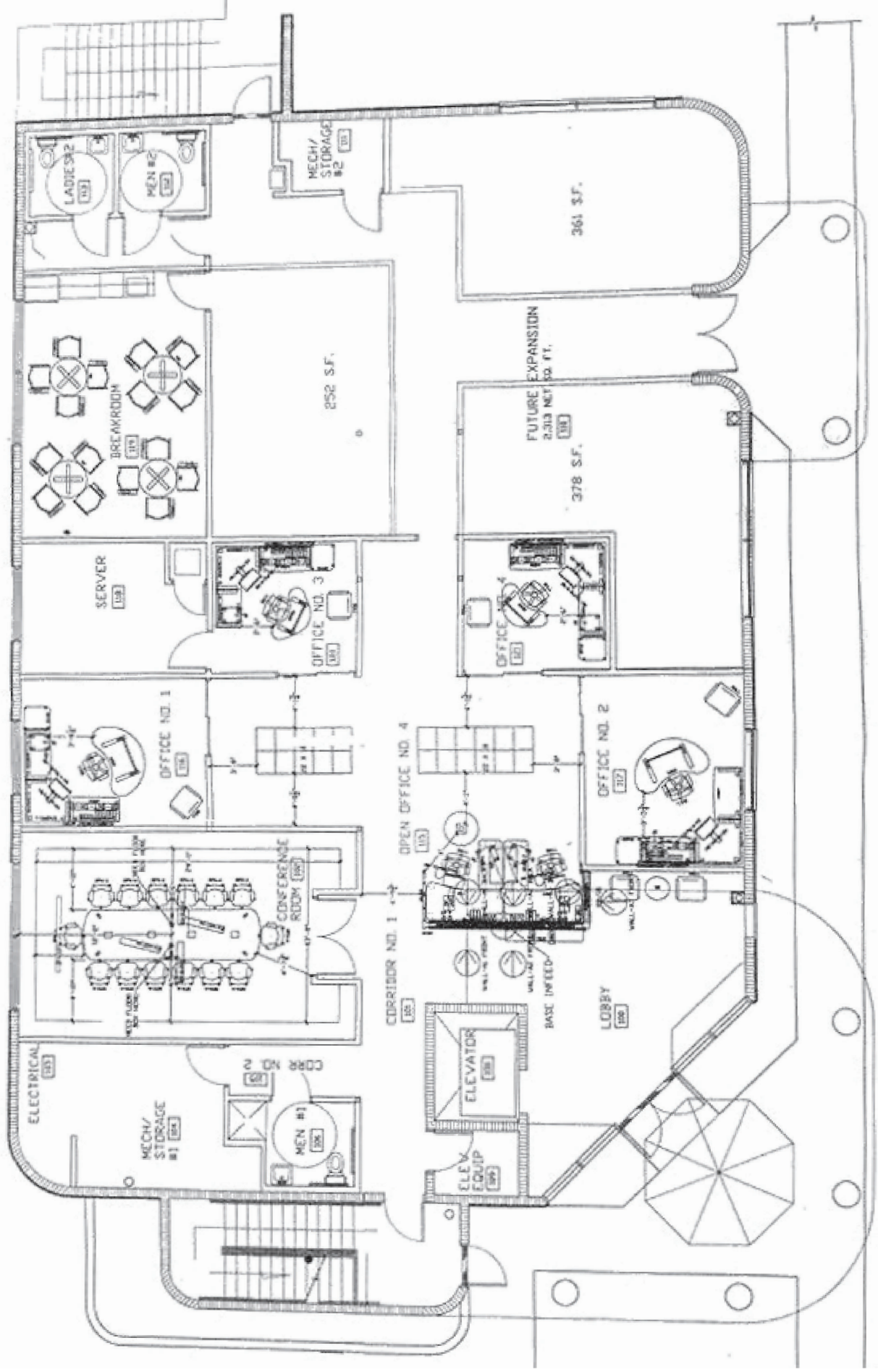
- **High Tech Office Environment:** Modern design with skylights and ample windows for natural light, promoting an open and productive workspace.
- **Power Reliability:** Equipped with a large diesel generator to ensure continuous tech operation. Kohler 180 KW Volt 120-208 Phase 3 factory maintenance
- **Parking:** 41 parking spaces available, accommodating both staff and visitors.
- **Roof Warranty:** 15-Year NDL Warranty effective from April 15, 2023

INVESTMENT OPPORTUNITY

This building is currently leased at \$230,000 per year, demonstrating a strong value. Its strategic location and high-tech features make it a prime investment opportunity.

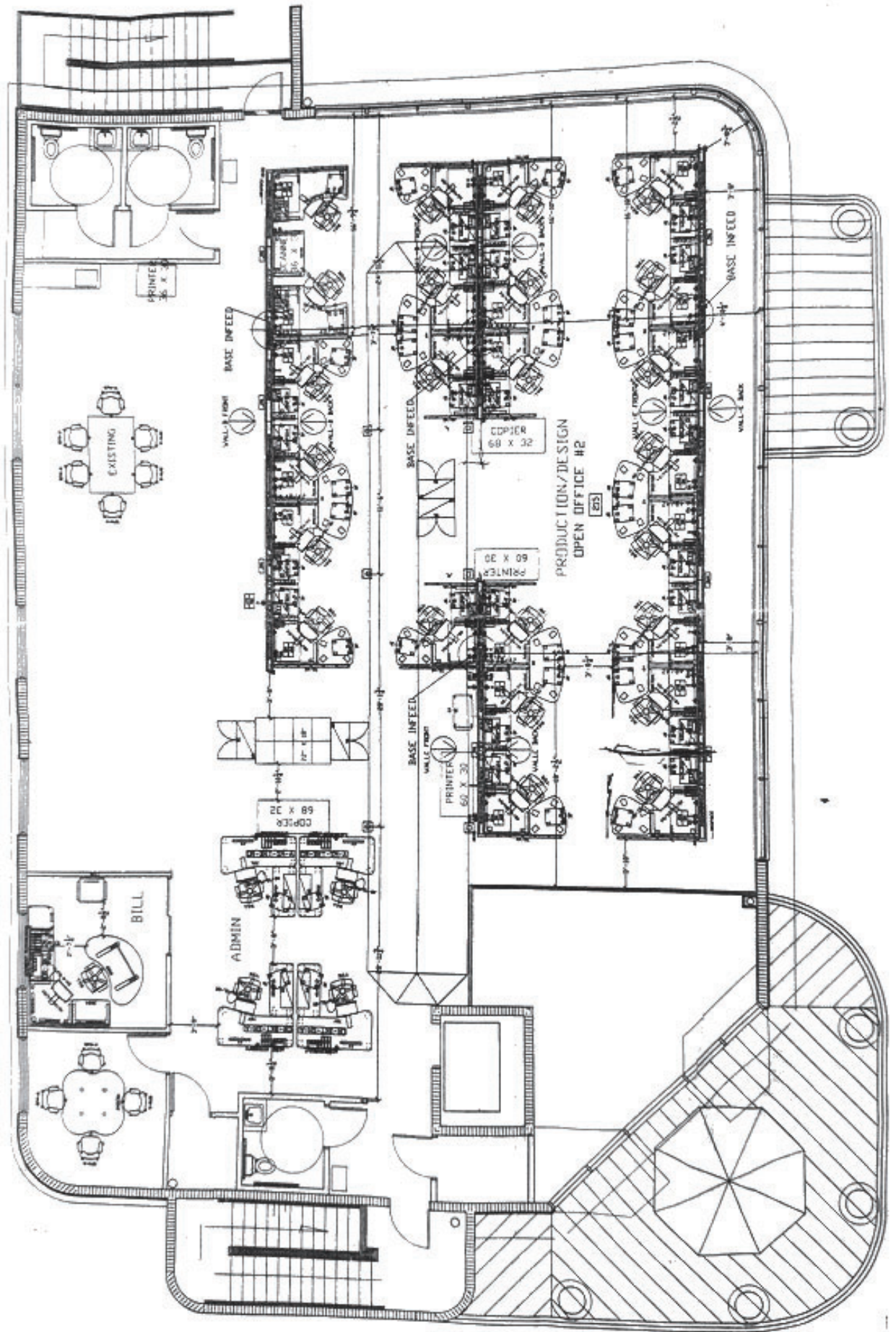
PRICE REDUCTION: \$2,700,000

First Floor - 4,968 SF



FLOOR PLAN

Second Floor - 4,648 SF



CONTACT US

For more details or to schedule a viewing, please contact



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