

# BAY 2

CLIMATE-CONTROLLED  
INDUSTRIAL SPACE

Clean • Professional • Move-In Ready

INDUSTRIAL BAY FOR LEASE

410 Live Pine Circle, Apopka, FL 32703



**1,200 SF**  
INDUSTRIAL SPACE

**\$3,400** /MONTH

Utilities Included • Internet Included  
24/7 Overnight Security Included

A CLEAN, PROFESSIONAL SPACE BUILT FOR PRODUCTIVITY.  
MOVE-IN READY WITH EVERYTHING YOUR BUSINESS NEEDS.



**CLIMATE-CONTROLLED**  
Air-conditioned workspace



**DEDICATED POWER**  
Dedicated electrical box / self-sustaining power



**LARGE ROLL-UP BAY DOOR**  
Easy access for shipping & receiving



**HIGH-CLEARANCE SPACE**  
Spacious warehouse with high ceilings



**SECURE FACILITY**  
ADT security with 24/7 overnight patrols in parking lot



### UTILITIES INCLUDED



Electricity



Water



High-Speed Internet



Dumpster Service



Security Monitoring



### PROPERTY FEATURES

- ✓ Air-conditioned workspace
- ✓ Polished concrete floors
- ✓ Dedicated electrical box / self-sustaining power
- ✓ Large roll-up bay door
- ✓ High-clearance warehouse space
- ✓ Shared loading ramp
- ✓ Shared restroom facilities
- ✓ ADT security monitoring
- ✓ 24/7 overnight security patrols
- ✓ Bright, clean, professional environment

### IDEAL FOR CLEAN, PROFESSIONAL USES

- ✓ Product Assembly & Manufacturing
- ✓ Engineering & Prototyping
- ✓ Electronics Assembly & Testing
- ✓ Medical Device Production
- ✓ Robotics & Automation
- ✓ Technology Startups
- ✓ Research & Development
- ✓ Product Development
- ✓ E-Commerce Fulfillment
- ✓ Packaging & Fulfillment
- ✓ Corporate Storage & Inventory
- ✓ Commercial Studio Production
- ✓ Architectural Model & Design Studios
- ✓ Custom Lighting & Fixture Manufacturing
- ✓ And Other Clean, Professional Operations

### WHY BUSINESSES CHOOSE BAY 2

- ✓ Climate-controlled workspace
- ✓ Dedicated electrical service
- ✓ Clean, polished professional environment
- ✓ Utilities included with no hidden costs
- ✓ Secure facility with ADT monitoring
- ✓ 24/7 overnight security patrols
- ✓ Professional industrial park location
- ✓ Move-in ready



### SCHEDULE A TOUR TODAY!

See the space. Imagine the possibilities.  
Let's find the perfect fit for your business.



**LEROY CADET**  
Owner  
(407) 259-8329



**MONICA BILLICK**  
Office Manager | Lansirlart Studios  
(407) 723-1856



**410 LIVE PINE CIRCLE**  
**APOPKA, FL 32703**



YOUR BUSINESS IS  
PROTECTED DAY  
AND NIGHT.

PROFESSIONAL SPACE.  
SECURE ENVIRONMENT.  
**BUILT FOR GROWTH.**



UTILITIES  
INCLUDED



INTERNET  
INCLUDED



SECURITY  
INCLUDED