

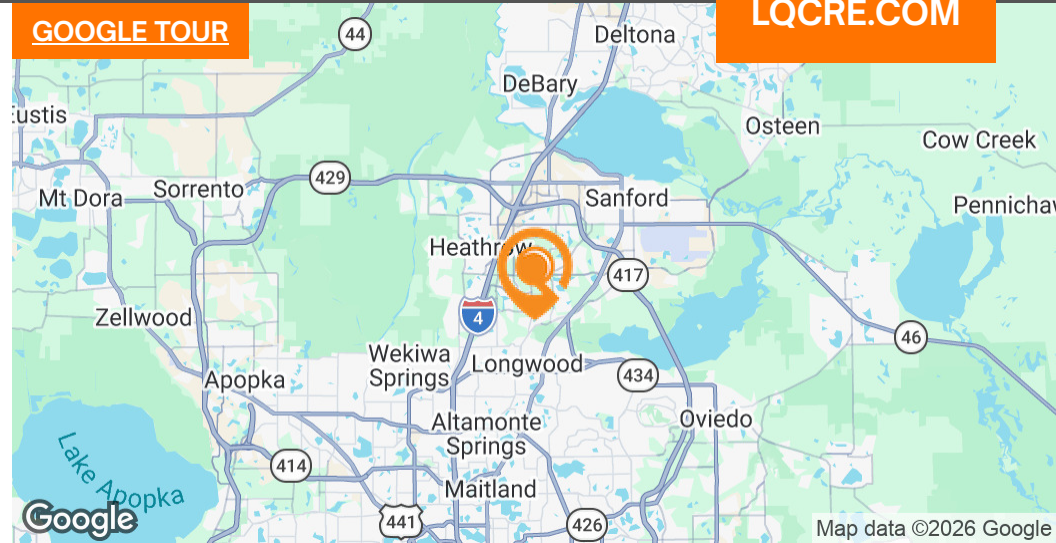
FLEX WAREHOUSE CONDO FOR SALE

2005 Tree Fork Ln | Longwood, FL 32750
Flex Industrial Condo with Office For Sale



LQ Commercial
REAL ESTATE SERVICES

LQCRE.COM



\$425,000
PRICE



\$288
PRICE PER SF



1,474 SF
SIZE



M-1
ZONING

- ±1,474 SF flex industrial condo with office for sale in Longwood, FL
- Upgraded interior finishes – includes durable epoxy floors and loft with electric lift
- 10' x 12' roll-up door
- Flexible M-1 zoning that supports a variety of industrial uses with convenient access to major corridors
- Roof (2022), HVAC (2023)



5-MI TOTAL POPULATION
176,531



5-MI EST HH
71,553



5-MI AVG HH INCOME
\$122,292



5-MI # EMPLOYEES
109,212

[PROPERTIES.LQCRE.COM/TREE-FORK-WAREHOUSE-CONDO](https://properties.lqcre.com/tree-fork-warehouse-condo)



Maitland, FL 32751
500 Winderley Pl #104
LQCRE.COM

Hillary S. Bressler
Associate

D: 407.777.2402

C: 321.356.4769

hbressler@lqcre.com

Information obtained from owner(s) or other sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. All properties subject to change or withdrawal without notice.

FLEX WAREHOUSE CONDO FOR SALE

2005 Tree Fork Ln | Longwood, FL 32750
Flex Industrial Condo with Office For Sale



LQ Commercial
REAL ESTATE SERVICES

LQCRE.COM



PROJECT SUMMARY

FLEX WAREHOUSE CONDO FOR SALE

Flex Industrial Warehouse with Office | 1,474 SF | 10' x 12' Roll-Up Door | AC + Upgrades | \$425,000

Unique opportunity to acquire a fully upgraded $\pm$ 1,474 SF flex industrial condo with office in the highly sought-after Longwood submarket. This small-bay unit is for owner-users or investors targeting one of Central Florida's most supply-constrained asset classes.

Not your typical industrial condo. This 1,474 SF flex unit with office has been fully built-out into a clean, air-conditioned, turnkey workspace, allowing an owner-user to move in and operate immediately without the time, cost, and disruption of construction.

Property Highlights:

- 1,474 SF Flex Industrial Condo with office
- Offered at \$425,000 (\$288/SF)
- HOA dues \$301.84 per quarter
- 10' x 12' Roll-up warehouse door for efficient loading
- Air-Conditioned space + epoxy floors for a clean, functional work environment
- Custom mezzanine with lift access providing highly functional additional space for storage or operations
- Flexible M-1 zoning allowing a wide range of uses
- Professionally managed industrial park in developed Longwood location

The flexible layout supports a wide range of business types, including contractor trades (HVAC, electrical, plumbing), woodworking and cabinetry, custom fabrication, e-commerce, light distribution, and storage-based users. It is also well-suited for showroom/warehouse combinations, creative studios, boutique production, and professional service businesses seeking a polished office with integrated warehouse functionality.

For a business owner, this is more than square footage, it's a ready-to-operate environment that saves months of construction time and capital investment.

Located in a strategic Longwood location with convenient access to major roadways, the property supports both local and regional business operations. This is a unique opportunity to own a turnkey workspace in one of Central Florida's most supply-constrained small-bay markets.



LQ Commercial
REAL ESTATE SERVICES

Maitland, FL 32751
500 Winderley Pl #104

LQCRE.COM

Hillary S. Bressler
Associate

D: 407.777.2402

C: 321.356.4769

hbressler@lqcre.com

Information obtained from owner(s) or other sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. All properties subject to change or withdrawal without notice.

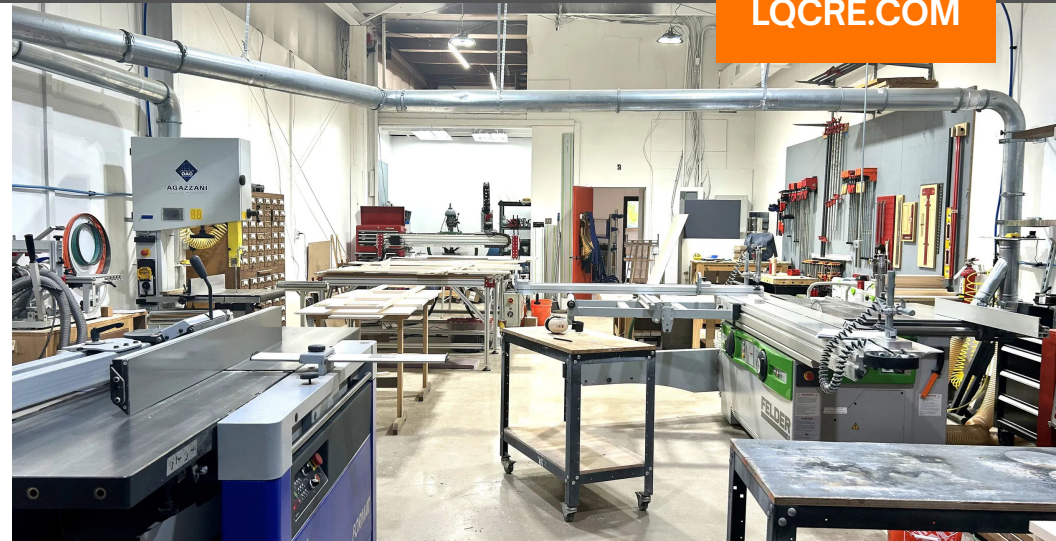
FLEX WAREHOUSE CONDO FOR SALE

2005 Tree Fork Ln | Longwood, FL 32750
Flex Industrial Condo with Office For Sale



LQ Commercial
REAL ESTATE SERVICES

LQCRE.COM



LQ Commercial
REAL ESTATE SERVICES

Maitland, FL 32751
500 Winderley Pl #104
LQCRE.COM

Hillary S. Bressler

Associate

D: 407.777.2402

C: 321.356.4769

hbressler@lqcre.com

Information obtained from owner(s) or other sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. All properties subject to change or withdrawal without notice.

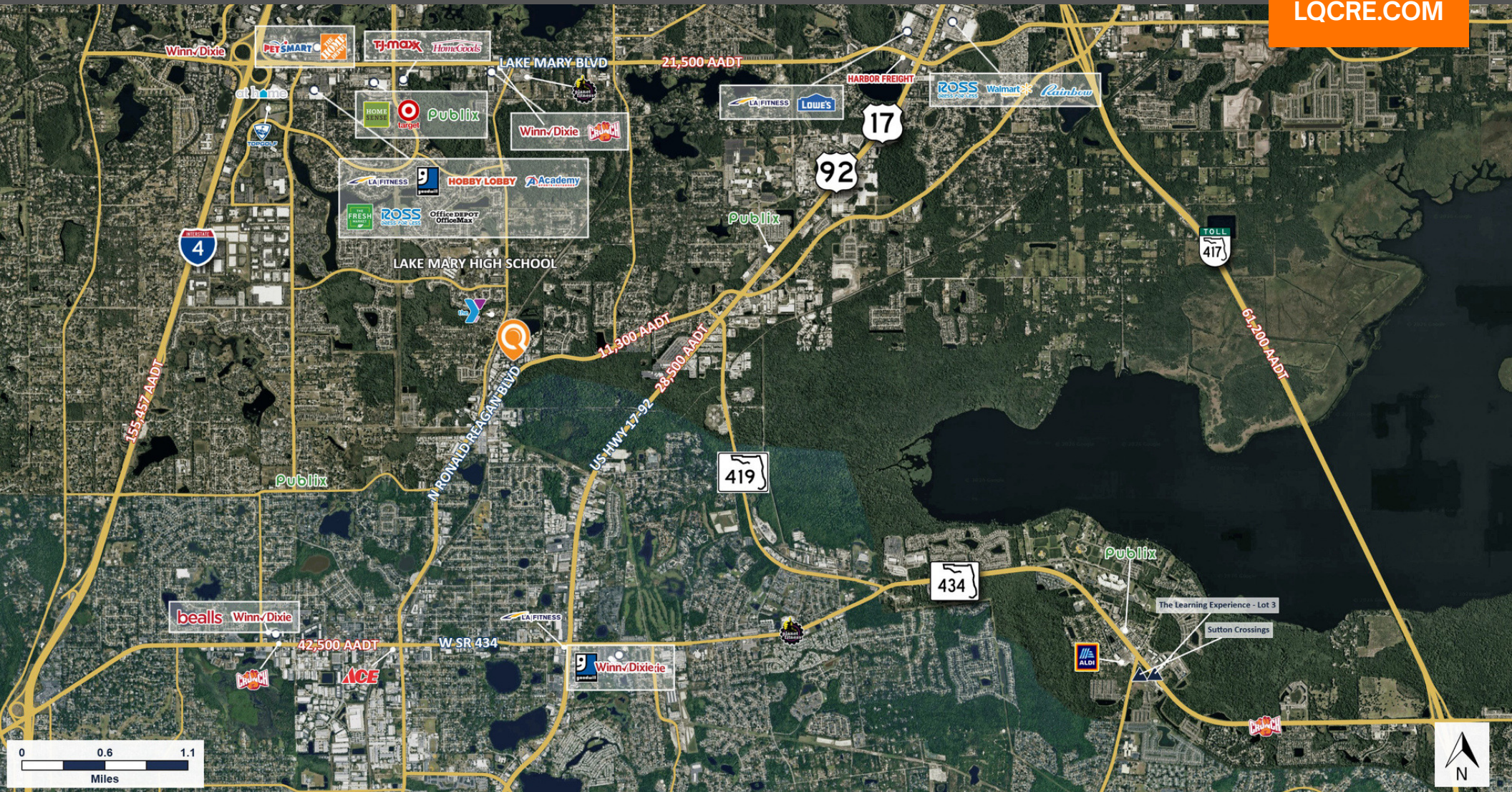
FLEX WAREHOUSE CONDO FOR SALE

2005 Tree Fork Ln | Longwood, FL 32750
Flex Industrial Condo with Office For Sale



LQ Commercial
REAL ESTATE SERVICES

LQCRE.COM



LQ Commercial
REAL ESTATE SERVICES

Maitland, FL 32751
500 Winderley Pl #104
LQCRE.COM

Hillary S. Bressler
Associate

D: 407.777.2402

C: 321.356.4769

hbressler@lqcre.com

Information obtained from owner(s) or other sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. All properties subject to change or withdrawal without notice.