



550 TECHNOLOGY PARK

44,750 SF FLEX SPACE FOR LEASE

1995 PRODUCTION DRIVE | LAKE MARY, FL 32746



44,750 SF

Total Rentable Area
Available For Lease



\$12.25 NNN

Lease Rate



17'

Clear Height



4

Loading Doors
(3 Dock High, 1 Ramp)



**PREMIER FLEX BUILDING
IN THE HEART OF
LAKE MARY BUSINESS PARK**



CRE
ADVISORS

EXCLUSIVELY LISTED BY:

TODD HABER

PRESIDENT

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FLOOR PLAN 44,750 SF TOTAL



PROPERTY HIGHLIGHTS

- 44,750 SF Total Rentable Area
- 22% Office / 78% Warehouse
- 10,000 SF Office Space
- 22,000 SF Conditioned Production Space
- 12,750 SF Warehouse
- 17' Clear Height
- 4 Loading Doors (3 Dock High, 1 Ramp)
- 208/120 Volt 3-Phase 800 Amps
- 2.94 Acres / 128,158 SF
- 100 Parking Spaces
- 2017 Roof with Transferable Warranty
- Zoning: PUD (Planned Unit Development)
- Power: 3 Phase / 480V
- Excellent Access to I-4, SR 417 & SR 429



**IDEAL FOR FLEX, DISTRIBUTION,
MANUFACTURING OR CORPORATE USERS**

STRATEGIC LOCATION. STRONG LABOR POOL.
IMMEDIATE ACCESS.

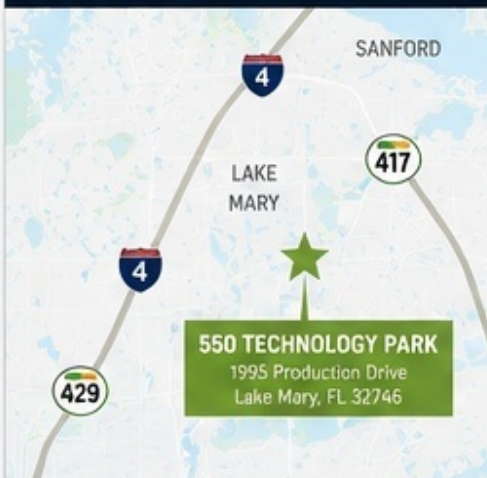
BUILDING PHOTOS



AERIAL & SURROUNDING BUSINESSES



LOCATION MAP



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	6,121	47,812	108,878
Average HH Income	\$113,297	\$121,654	\$122,805
Daytime Employees	3,926	27,131	61,346

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