

LAKE MARY, FLORIDA



27,971± SF
AVAILABLE FOR LEASE



CBRE

I-4 COMMERCE BUILDING SPECS



Premier I-4 Frontage



Concrete Tilt-Up Construction



1,823± SF of Spec Office



6" Concrete Reinforced Slab (4,000 PSI)



Class "A" Industrial, High Bay, Rear Load Facility



130' x 340' Building Dimensions



138'6" Truck Court



12 Dock High Loading Doors (9' x 10')



27,971± SF Available



40' x 40' Column Spacing



162 Vehicle Parking Spaces



1 Drive-In Ramp Doors (12' x 14')



4.63± Acre Site



40' x 50' Staging Bays

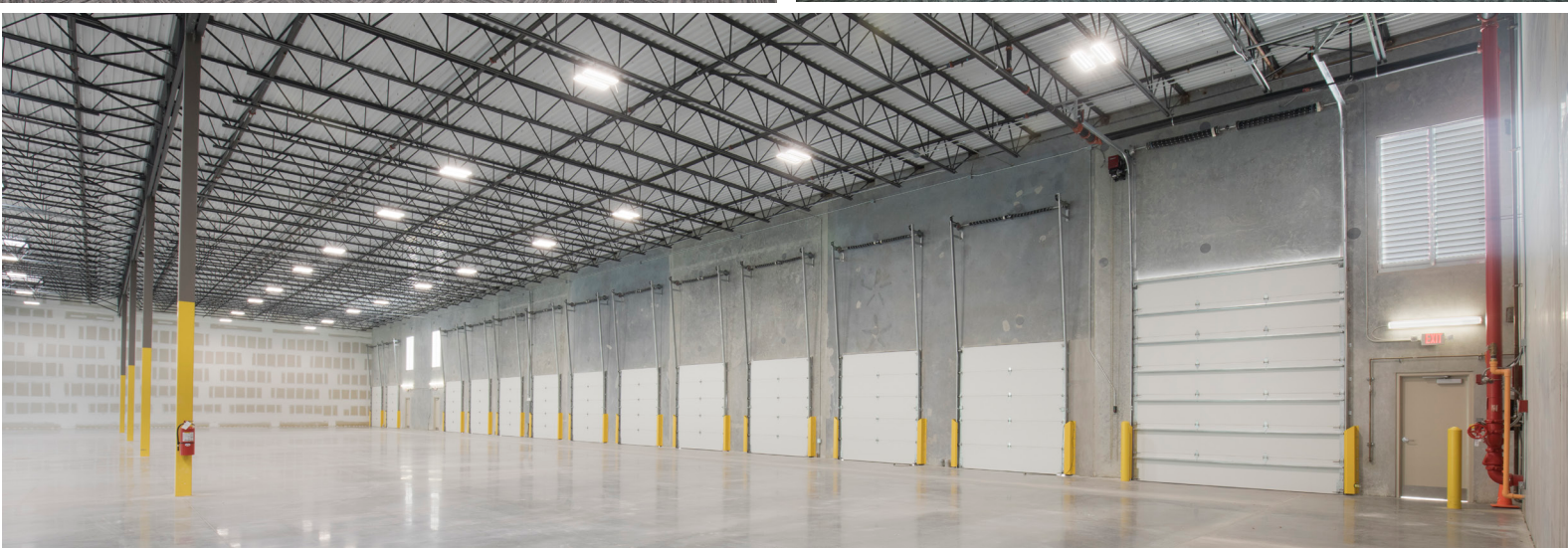


24' Minimum Clear Height



ESFR Fire Sprinkler System





LOCATION HIGHLIGHTS

- Located in the "Heart of Florida's I-4 Corridor" between Daytona Beach and Orlando
- Direct Frontage on Interstate 4
- 148,000 AADT on Interstate 4
- Strategic Central Florida location for Regional and State wide Distribution
- Access to the 4.8+ Million Residents of Volusia, Seminole, Orange, Osceola, Polk, and Hillsborough Counties
- Two (2) miles south of the Interstate-4
- On-Ramps via Lake Mary Boulevard
- Five (5) miles south of the Interstate-4 and SR-417 Toll Interchange
- Thirty (30) miles south of the Interstate-4 and Interstate-95 Interchange

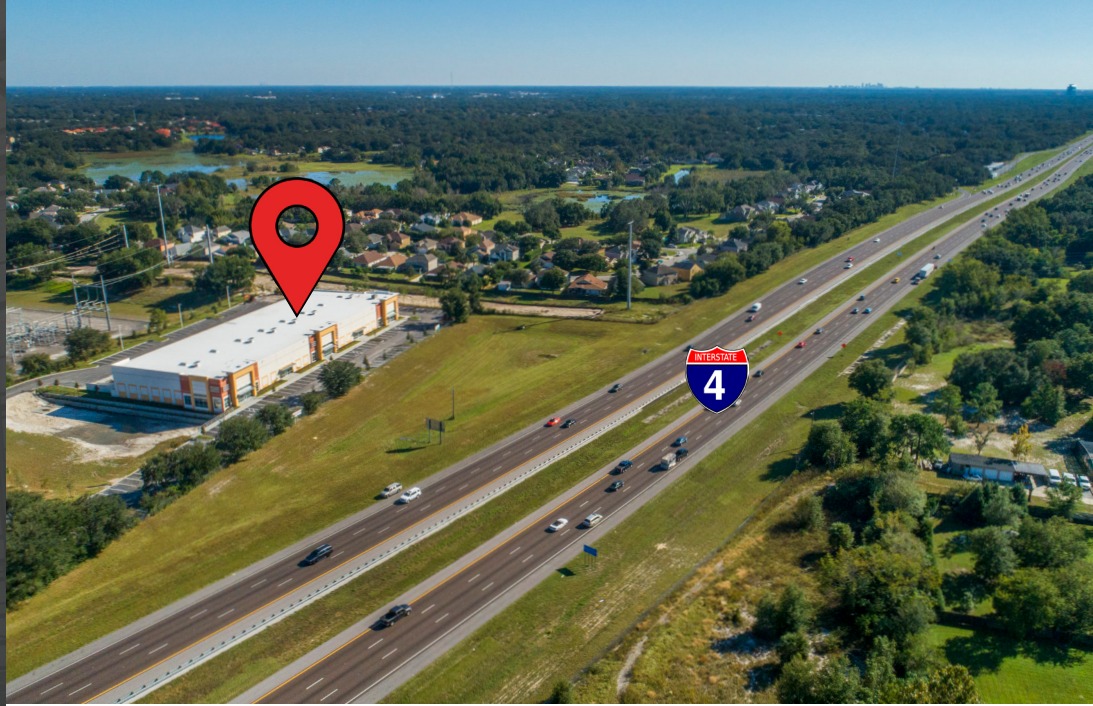


I-4 COMMERCE CENTER

@ LAKE MARY

27,971 ± SF

AVAILABLE FOR LEASE



FOR ADDITIONAL INFORMATION

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