

Prime Maitland IND/FLEX Warehouse

**OFFERING SUMMARY**

Lease Rate:	\$15.00 SF NNN
Building Size:	12,800 SF
Available Suite 222:	6,000 SF
Available Date:	May 1, 2025

PROPERTY OVERVIEW

Upscale Maitland Warehouse/Office

Prime location: 1 mi to either Maitland Blvd or HWY 436 and 2.5 mi to I-4
M-1 Industrial Zoning - Sem County

PROPERTY HIGHLIGHTS

- ± 3,600 SF warehouse & ± 2,400 SF office
- Offices: excellent finishes, reception, 5 private offices, conf rm, breakroom
- Column-free warehouse
- Clear ht ± 16' - 23'
- Four 10' grade-level, roll-up doors
- Mezzanine storage area
- Fenced yard
- Ample parking & building signage

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FOR LEASE

123 ATLANTIC DRIVE | MAITLAND, FL 32751

WAREHOUSE

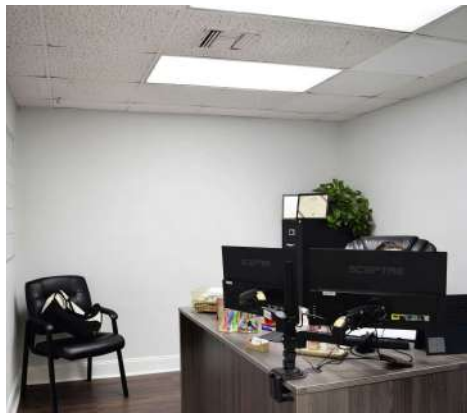


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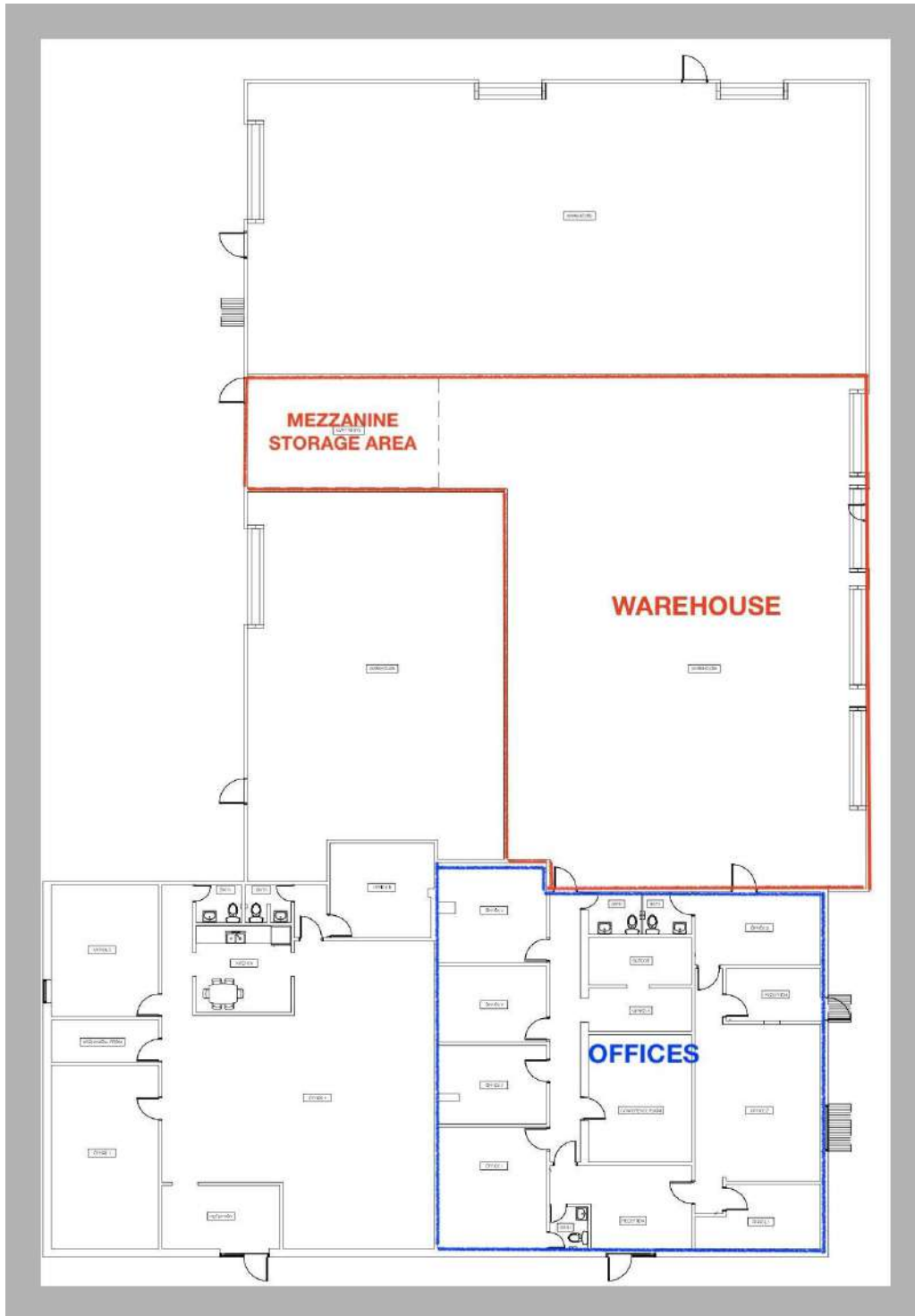
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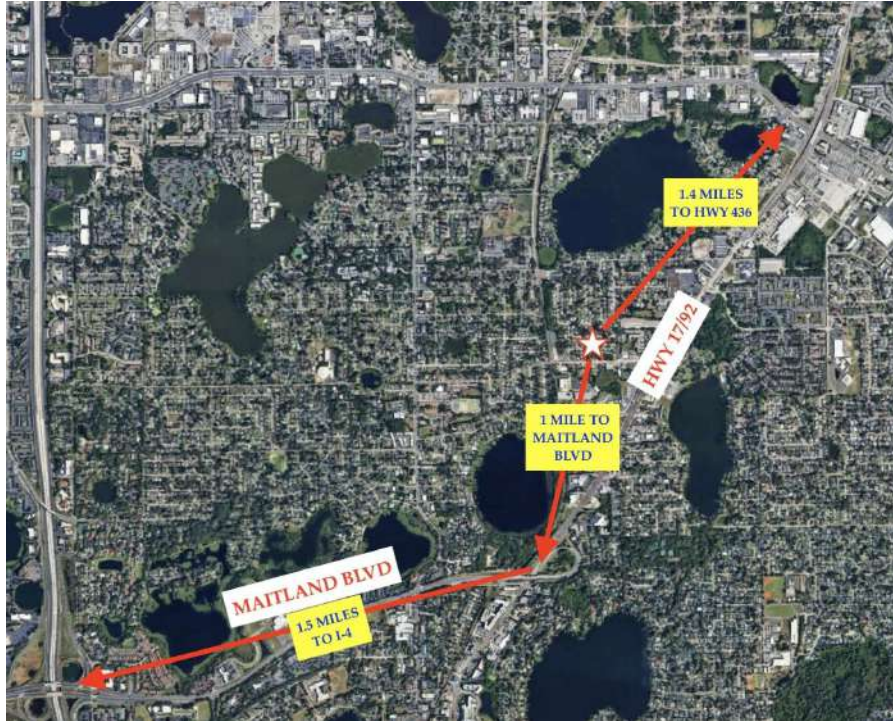
OFFICES



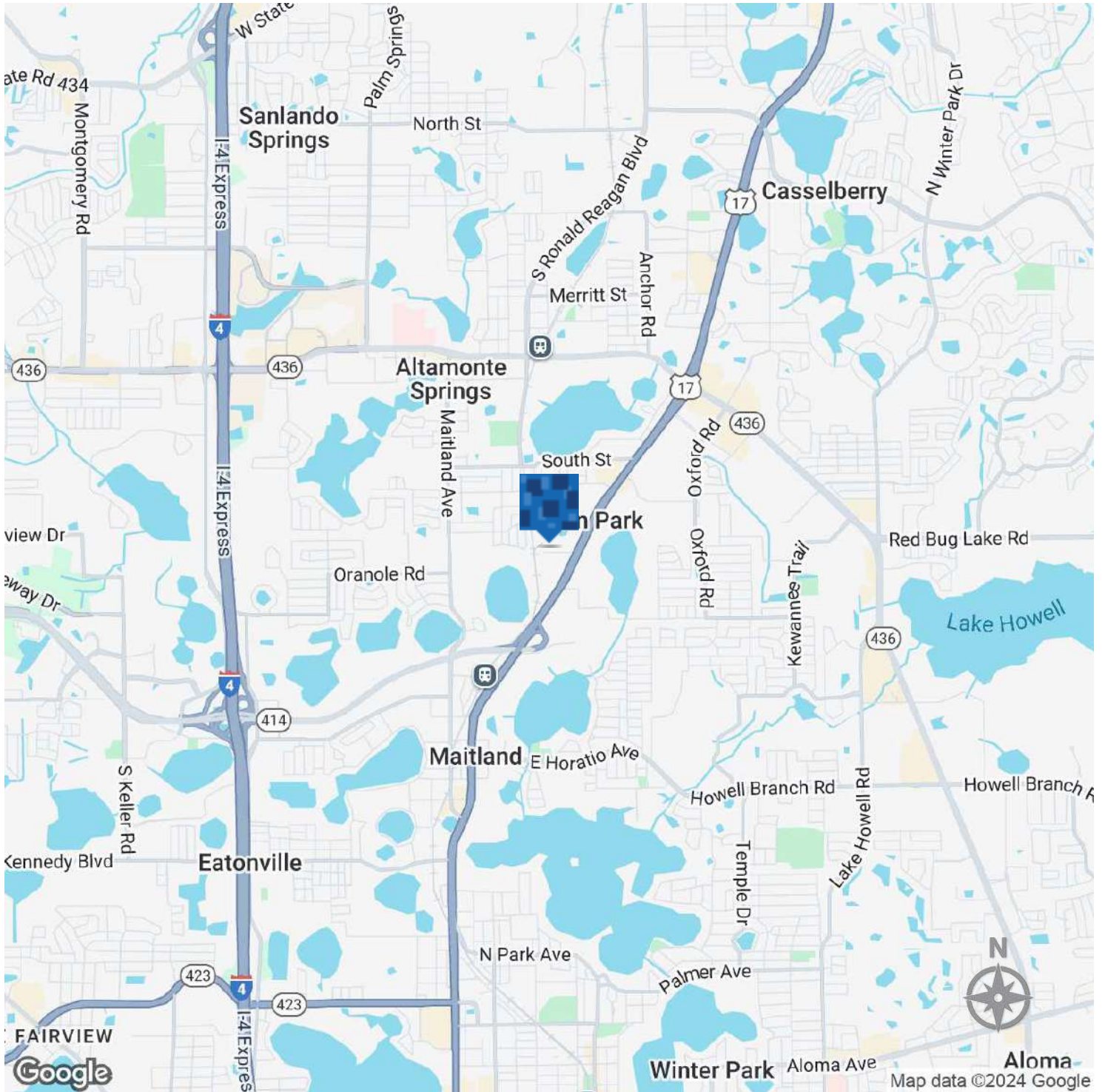
SPACE PLAN



AERIALS



AREA MAP



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