

INDUSTRIAL/FLEX LEASE OPPORTUNITY

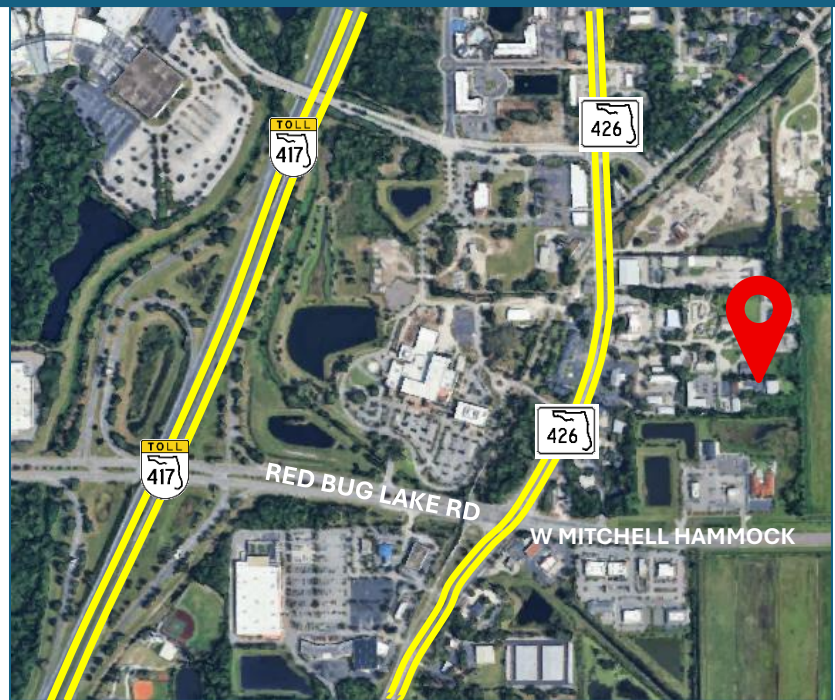
801-803 EYRIE DRIVE, OVIEDO, FL 32765



Listing Data

Available 06/01: Office Suite 100 – 1040 SF | 100% Office
Warehouse 103 – 1650 SF | 100% WH

Overview: Versatile flex space in prime Oviedo location! 801-803 Eyrie Drive offers only one office suite (1040 SF) and one secure warehouse bay (1,650 SF) left! Come tour before it's gone. Perfect for industrial or flex use, this site provides excellent access—just off SR-426 and less than a mile from SR-417—connecting you to Seminole and Orange Counties. Close to UCF, Winter Park, and Sanford, the property combines convenience with functionality. The warehouse features sloped ceilings from 22' at the front to 16'8" at the rear and a 14'x14' overhead door for easy loading.



FOR MORE INFORMATION, PLEASE CONTACT:

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Although the information contained herein was provided by sources believed to be reliable, Springlake Partners, LLC makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.



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LEASE INFORMATION

Lease Type: Modified Gross

Lease Term: 3-5 Years

Lease Rate: \$17/SF

Total Space: 2,690 SF

Description: Warehouse Bay 103 must be leased in combination with Office Suite 100.

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Office Suite 100	Through 05/31/2026	1040 SF	Modified Gross	\$17/SF	Available 06/01/2026
Warehouse 103	Through 05/31/2026	1650 SF	Modified Gross	\$17/SF	Available 06/01/2026

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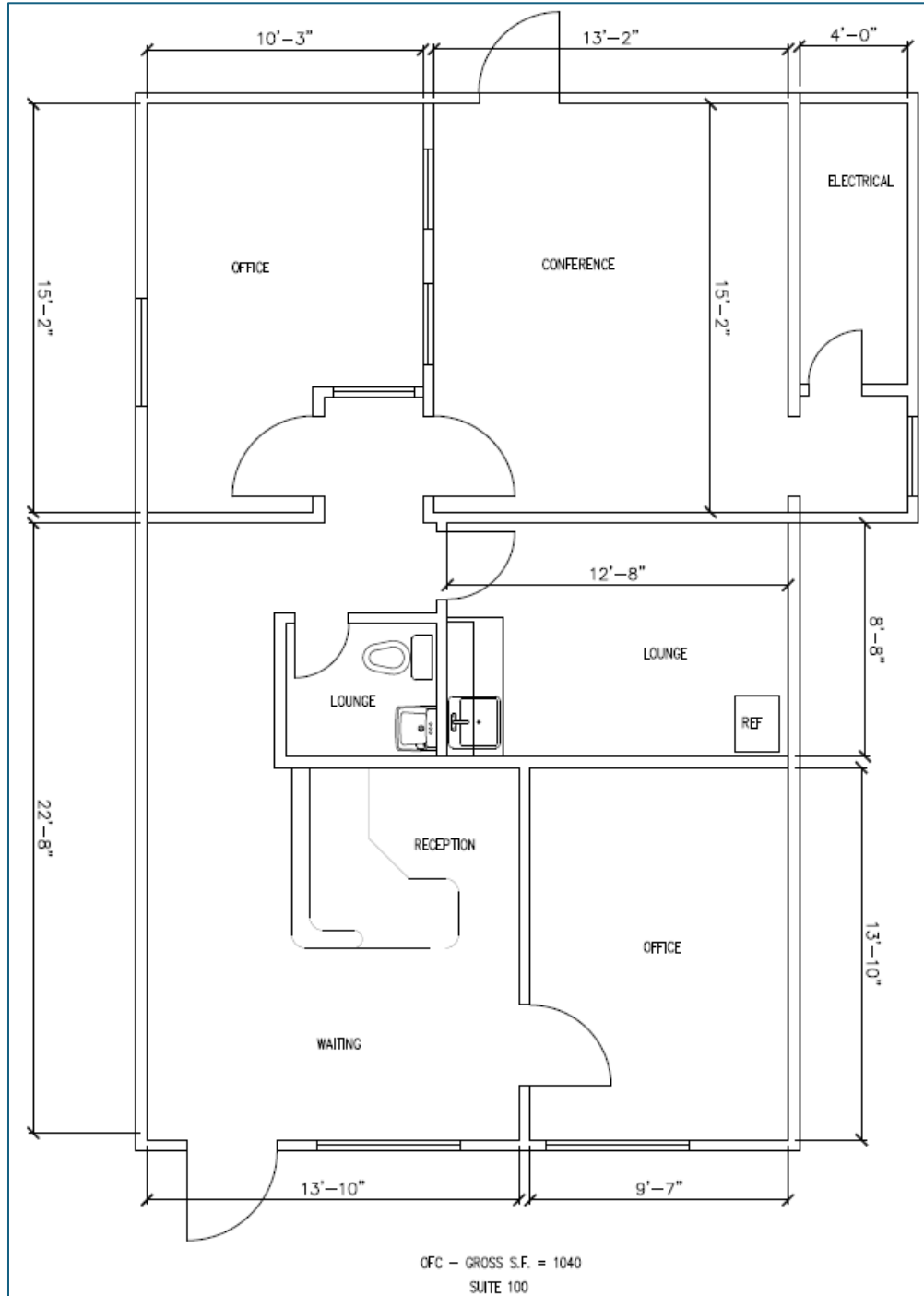
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FLOOR PLAN: OFFICE SUITE 100 – 1040 SF

Available 06/01/2026



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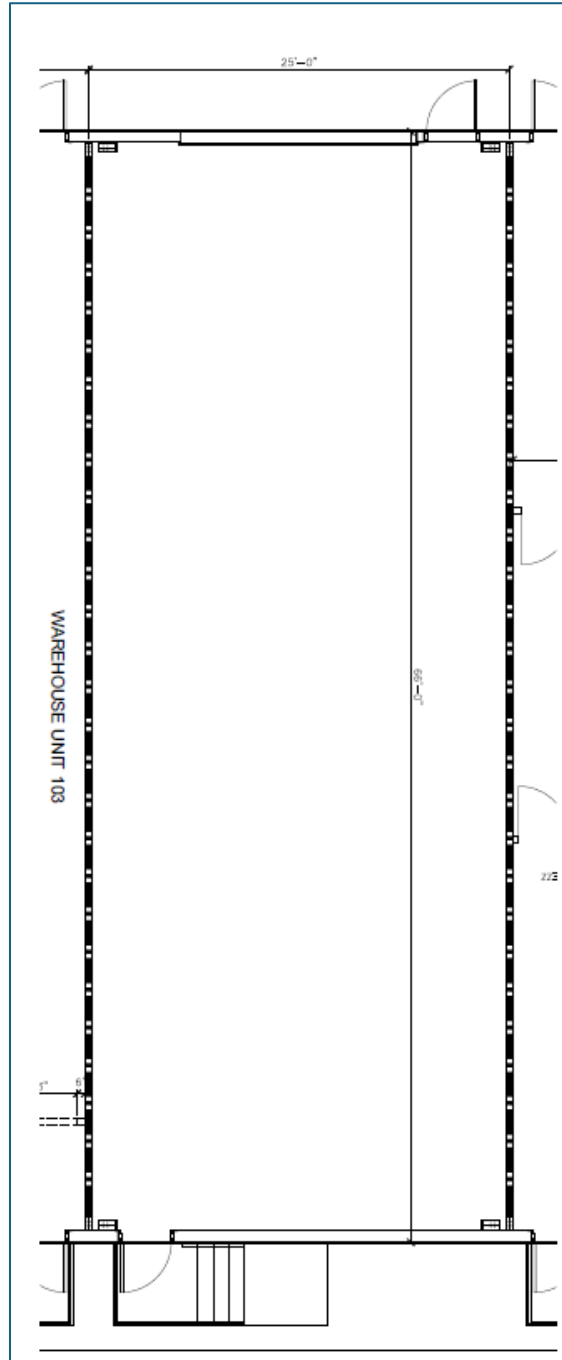
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FLOOR PLAN: WAREHOUSE BAY 103 – 1650 SF

Available 06/01/2026



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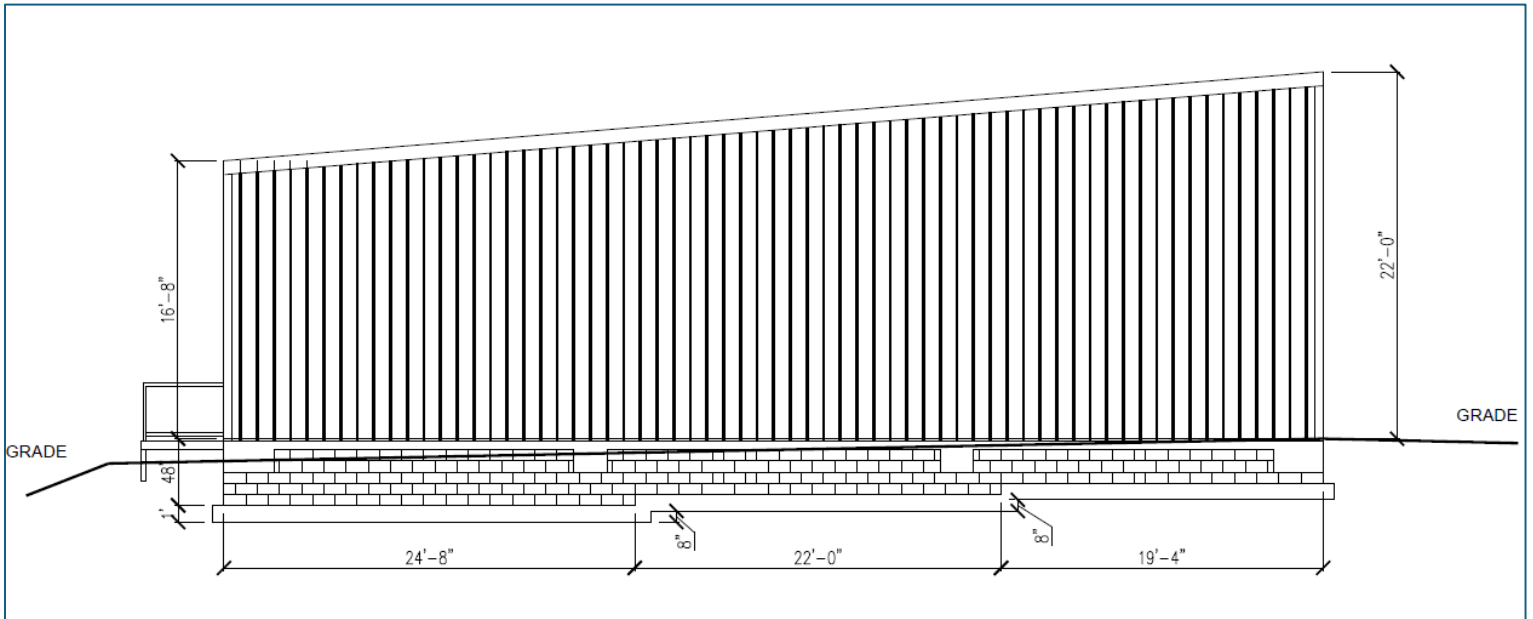
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WAREHOUSE CEILING HEIGHT



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