

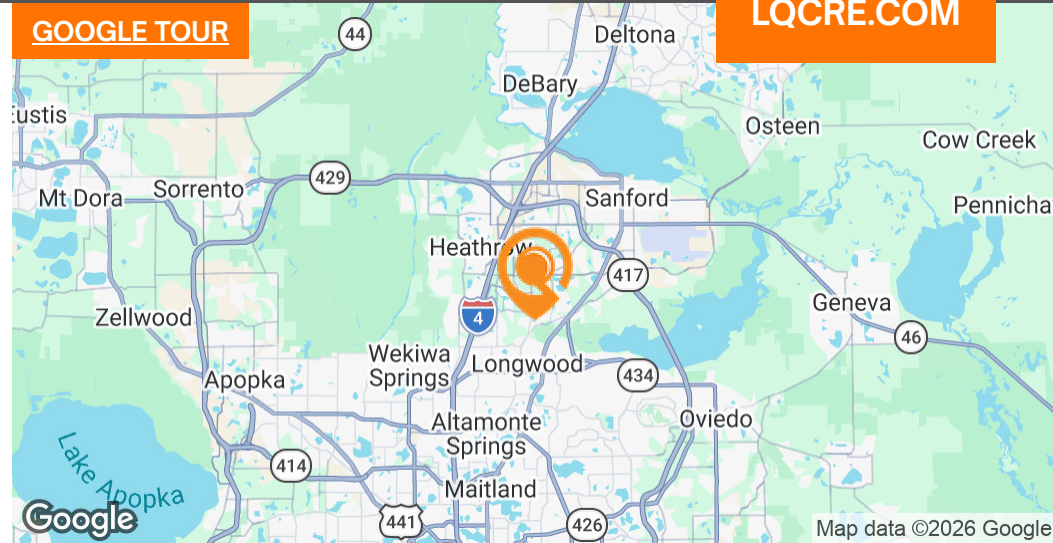
FLEX WAREHOUSE CONDO FOR SALE

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

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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.

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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)
- 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.



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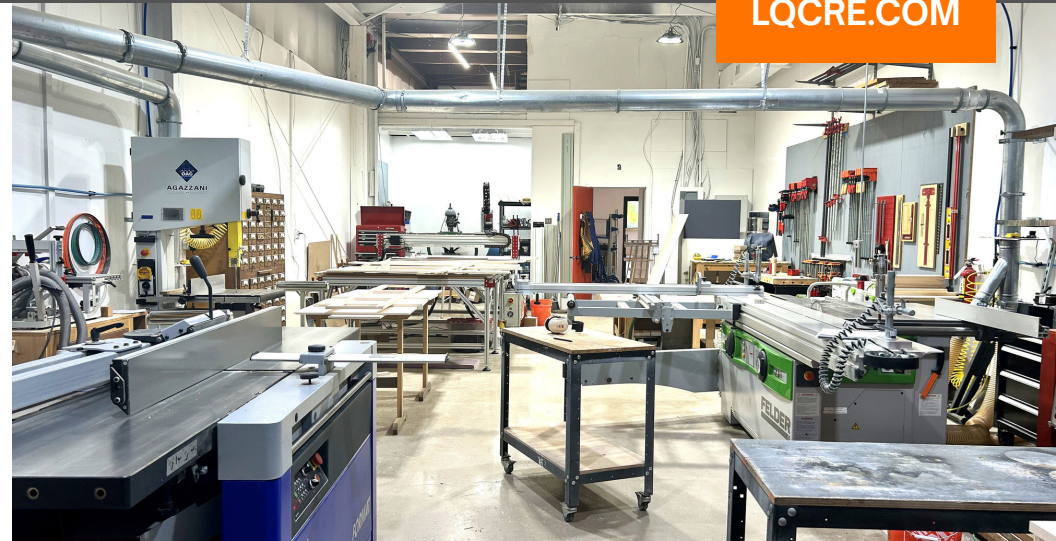
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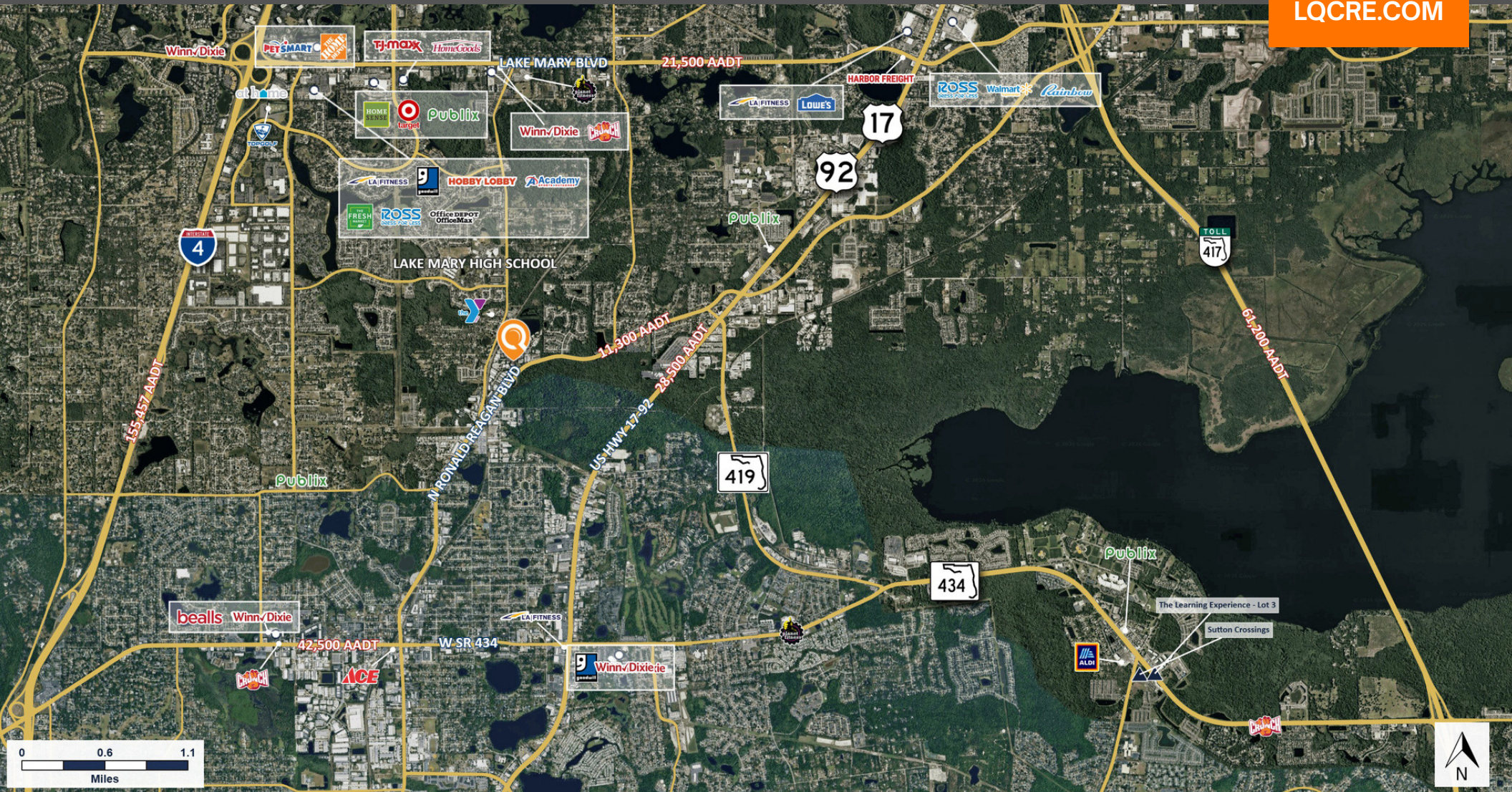
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