

NEW TECHNOLOGY BLVD., LAKE MARY, FL

I-4 COMMERCE PARK

FOUR REAR-LOAD INDUSTRIAL BUILDINGS



FOR LEASE

LAKE MARY'S NEWEST FLEX AND INDUSTRIAL PARK

Chesterfield. |  Graham & Co

PROJECT OVERVIEW

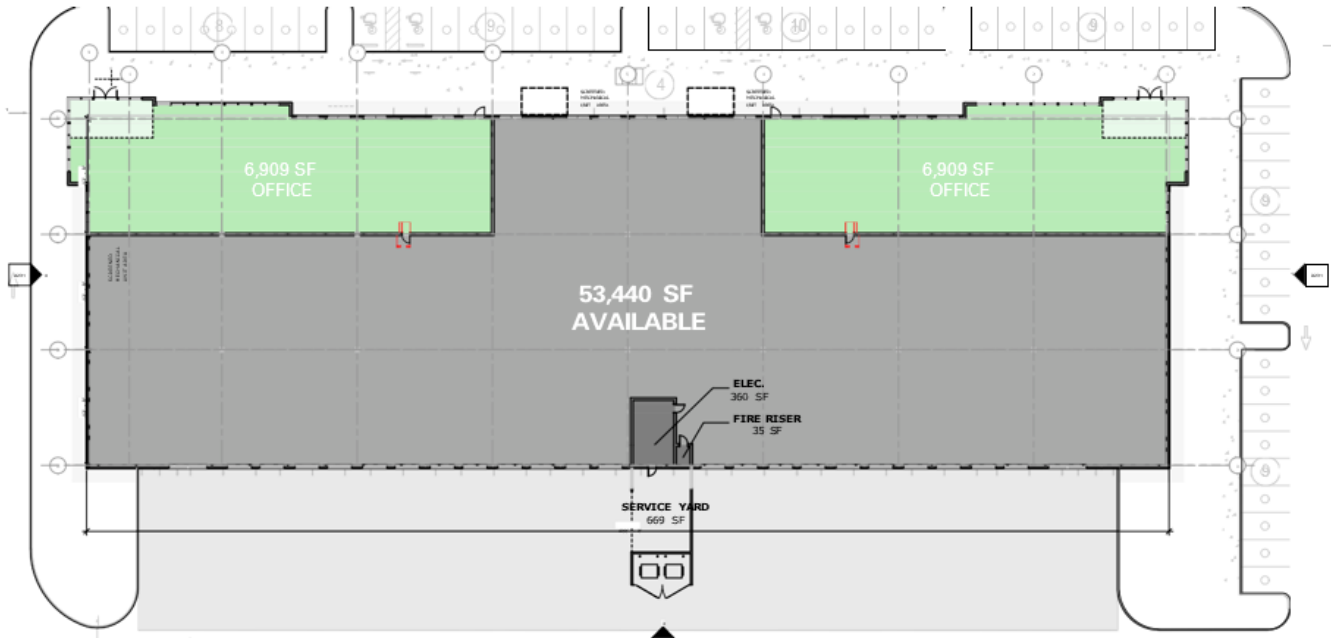
I-4 COMMERCE PARK IS SITUATED IN LAKE MARY, FL, JUST OFF RINEHART ROAD, BETWEEN LAKE MARY BLVD AND CR 46A. IT IS LESS THAN 2 MILES FROM I-4 AND ABOUT 5 MILES FROM SR 417. THIS UNIQUE DEVELOPMENT SITE IS STRATEGICALLY POSITIONED TO BENEFIT FROM THE AREA'S EDUCATED WORKFORCE AND OFFERS MAXIMUM VISIBILITY ON I-4, ONE OF FLORIDA'S BUSIEST HIGHWAYS.



- Up to 213,760 SF
- 18 AC site
- Delivery 14 months from fully executed lease
- Parking: 1/1000 (Warehouse) / 4:1000 (Office)
- I-4 access is less than 2 miles
- SR 417 access is 5 miles
- Direct I-4 frontage
- Up to 13,818 SF of Office per building

BUILDING OVERVIEW

SPECS APPLY TO ALL 4 BUILDINGS



BUILDING SPECIFICATIONS

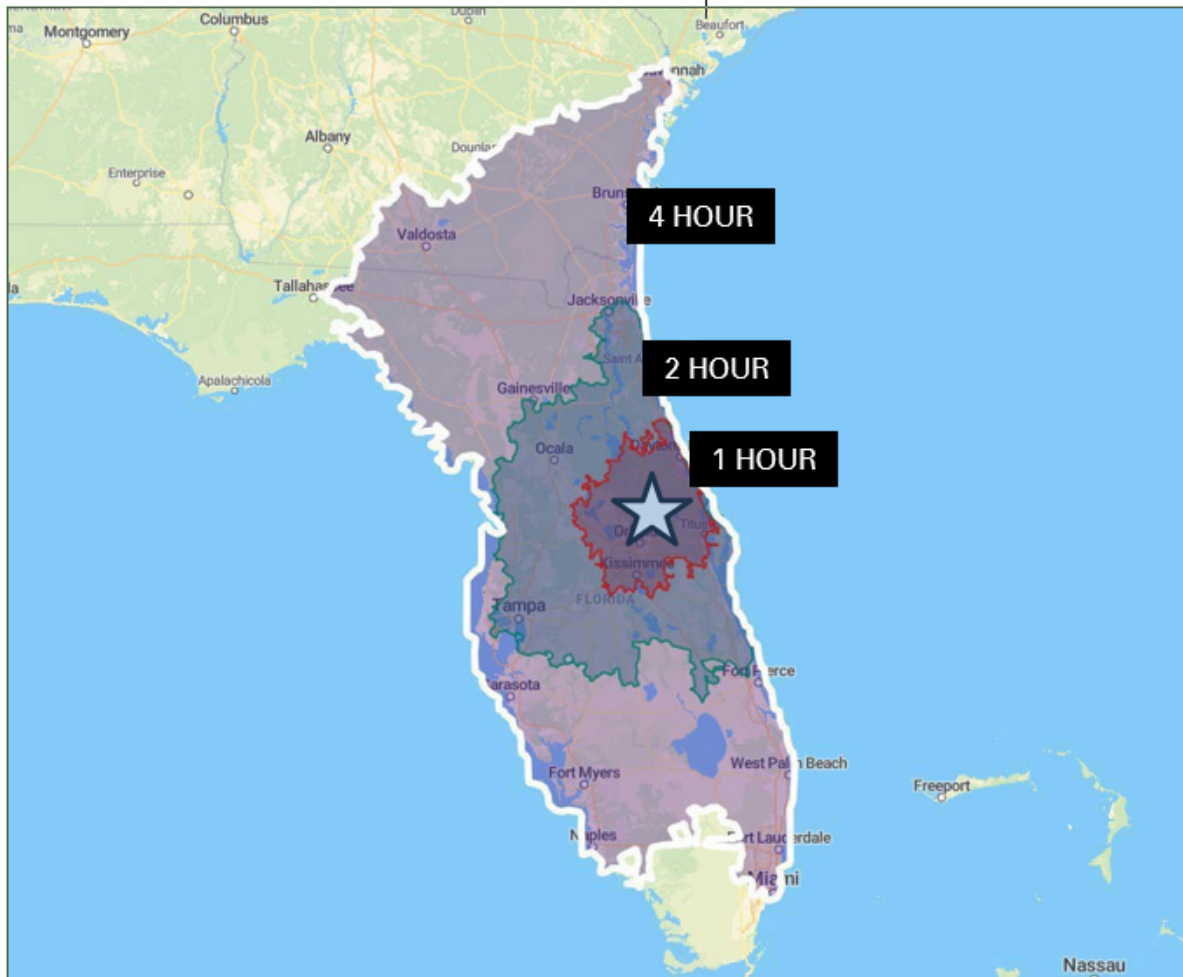
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|-----------------------|----------------------|
| AVAILABLE SF* | 26,000 SF- 53,440 SF |
| CONFIGURATION | REAR LOAD |
| DOCKS DOORS | 22 - 9' X 10' |
| DRIVE-IN DOORS | 2 - 14' X 16' |
| CLEAR HEIGHT | 25' |
| PARKING | 1.74/1,000 |

| | |
|----------------------------|----------------------|
| OFFICE SF | (2) 6,909 SF OFFICES |
| COLUMN SPACING | 42'8" X 42'8" |
| TRUCK COURT | 150' (SHARED) |
| SPRINKLERS | ESFR |
| BUILDING DIMENSIONS | 400' X 128' |
| DELIVERY | Q3 2025 |

LOCATION OVERVIEW



DISTANCES & DRIVE TIMES



Port Canaveral
70 miles / 1.1 hours



JaxPort
129 miles / 2.1 hours



Port Tampa Bay
101 miles / 2 hours



Port of Savannah
264 miles / 1.1 hours



Port Everglades
234 miles / 3.6 hours



Port Tampa Bay
255 miles / 4.5 hours

I-4 COMMERCE PARK



FOR MORE INFORMATION, CONTACT:

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