

For Sale

1985 Corporate Square

Longwood, FL 32750



Owner / User Opportunity

**AVISON
YOUNG**

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Introduction

This owner-user opportunity includes one (1) free-standing office/warehouse building totaling 10,480± sf on 0.71± acres. With an excellent location in Longwood, the property is easily accessible with close proximity to major thoroughfares such as S.R. 434, Interstate 4, U.S. Hwy 17-92, Ronald Reagan Boulevard, S.R. 417, and S.R. 419. The property is located in Big Tree Crossing, a light industrial and flex-space business park that offers versatile commercial space that combines warehouse and office accommodations, making it well-suited for light manufacturing, distribution, storage, and service-oriented businesses.

PROPERTY HIGHLIGHTS

BUILDING: 10,480± SF
OFFICE: 5,084± SF
WAREHOUSE: 5,306± SF

LOT SIZE: 0.71± ACRES

YEAR BUILT: 1989

GRADE-LEVEL DOORS: ONE 12' X 12'
DOCK-HIGH DOORS: ONE 12' X 12' TRUCK WELL
WITH 20' X 20' CANOPY

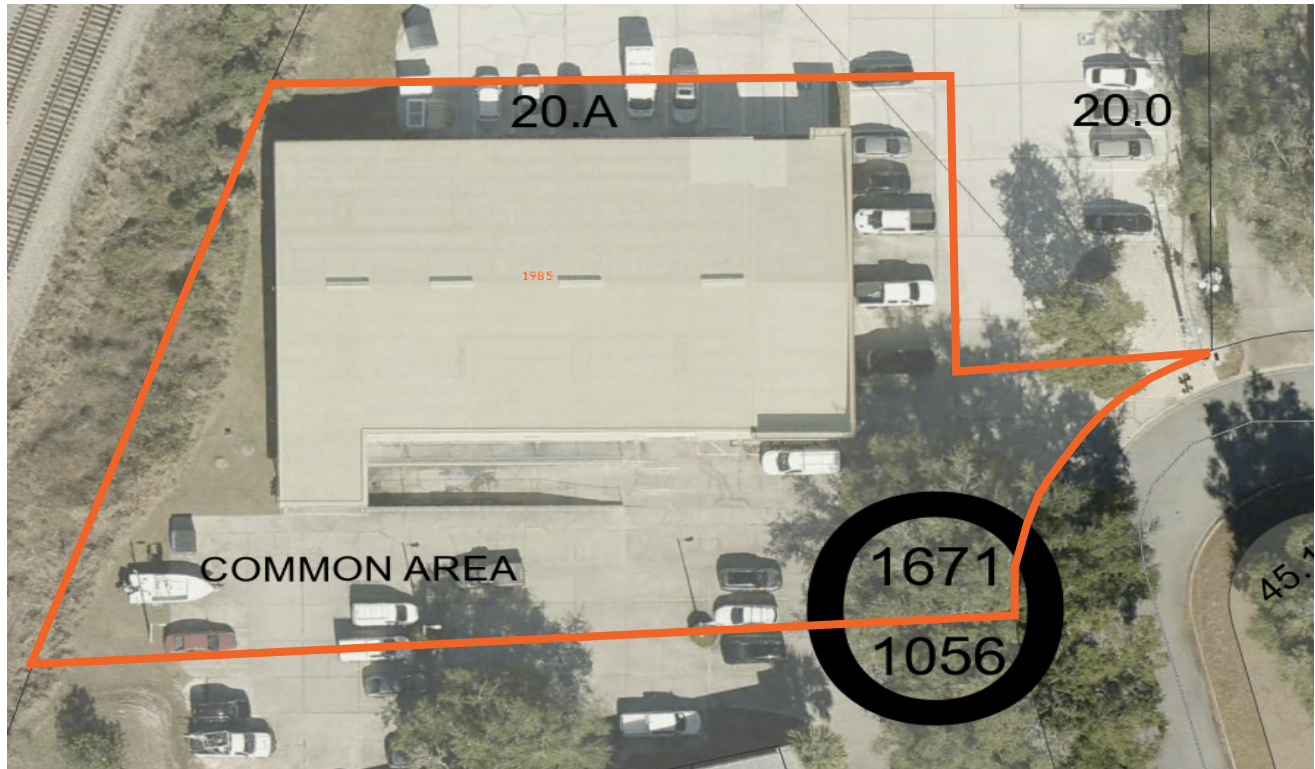
CEILING HEIGHT: 16' - 18'

CONSTRUCTION: CONCRETE BLOCK
AND METAL

ZONING: M-1, SEMINOLE COUNTY

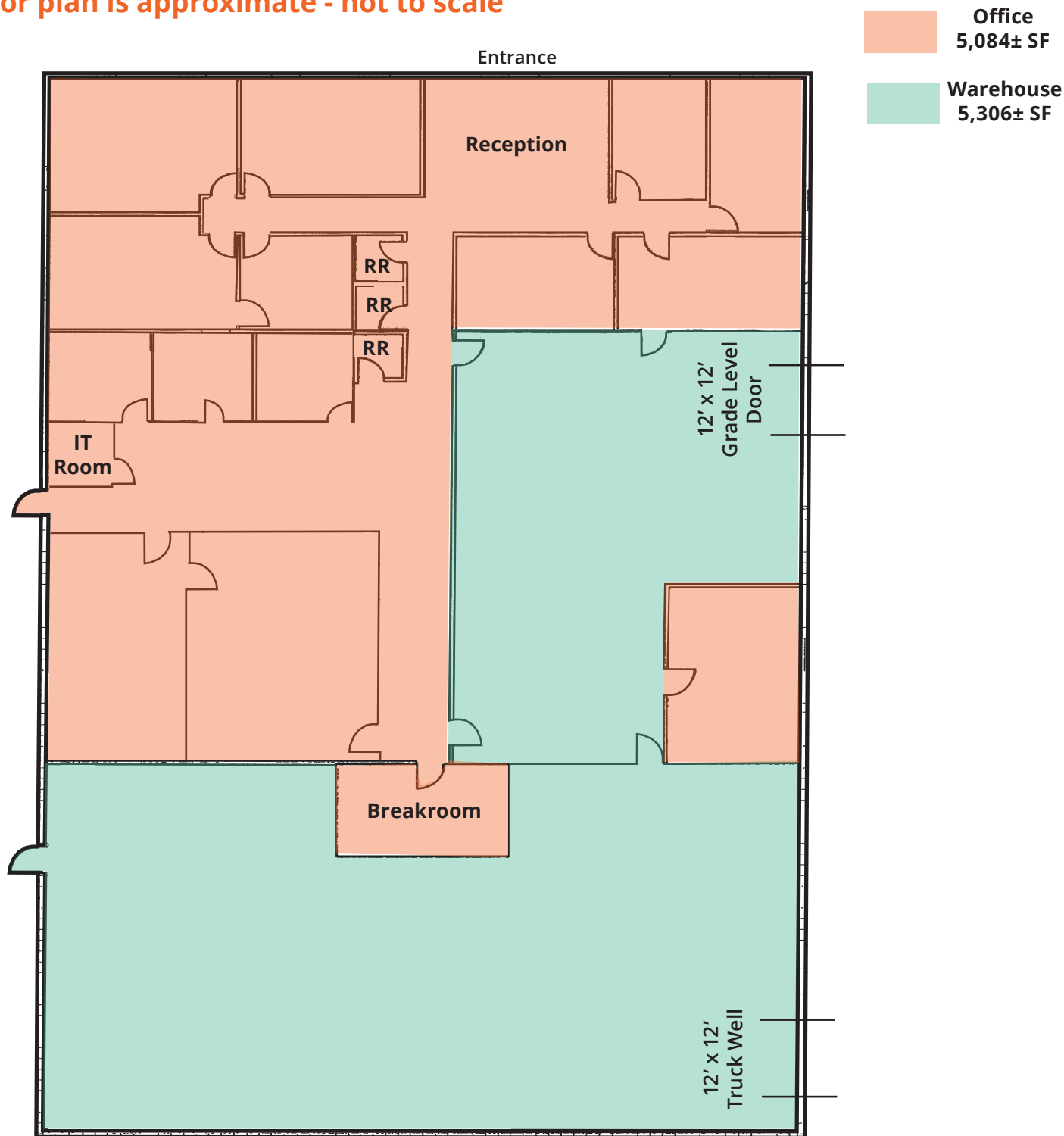
SALE PRICE: \$1,995,000



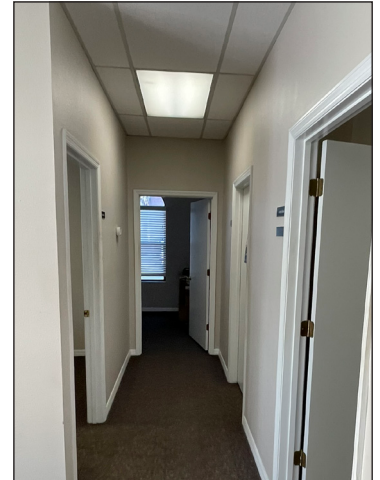


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***Floor plan is approximate - not to scale**



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