

INDUSTRIAL/FLEX LEASE OPPORTUNITY

803 EYRIE DRIVE, OVIEDO, FL 32765

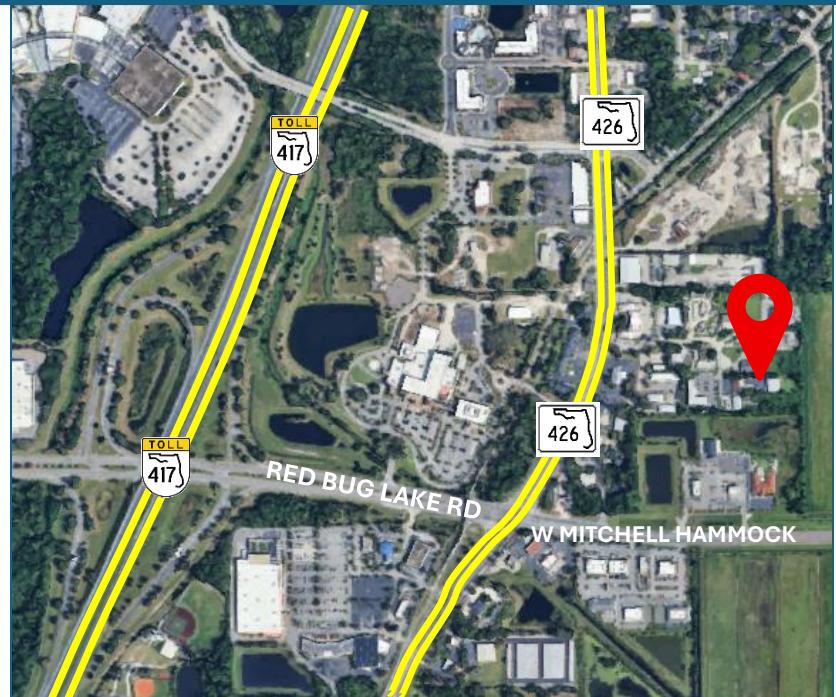
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Listing Data

Available SF: Office Suite 150 – 900 SF | 100% Office
Office Suite 200 – 940 SF | 100% Office
Warehouse 105 – 1650 SF | 100% WH

Overview: Versatile flex space in prime Oviedo location! 803 Eyrie Drive offers two office suites (900–940 SF) and one secure warehouse bay (1,650 SF) within a gated property. 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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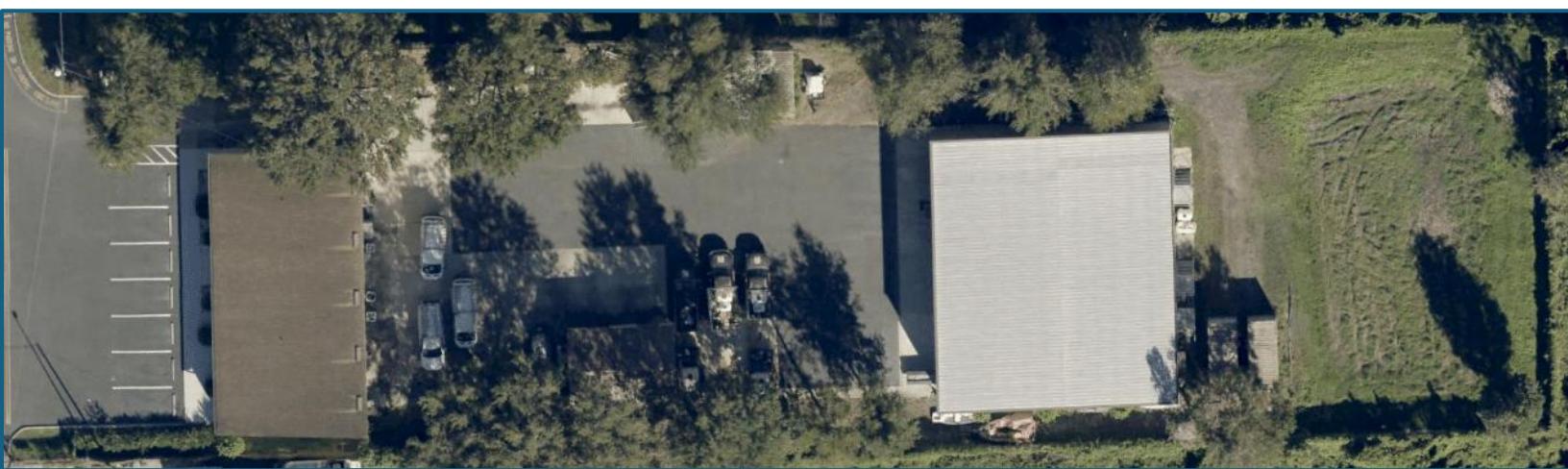
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LEASE INFORMATION

Lease Type: Modified Gross

Lease Term: 3-5 Years

Lease Rate: \$19/SF

Total Space: 3,490 SF

Description: The single available Warehouse Bay 105 must be leased in combination with, at minimum, either one (1) of the available Office Spaces. The 2nd Office Space may be leased as a stand-alone space; or in addition to Warehouse Bay 105 and 1st Office Combination.

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Office Suite 150	Available	900 SF	Modified Gross	\$19/SF	Available Immediately
Office Suite 200	Available	940 SF	Modified Gross	\$19/SF	Available Immediately
Warehouse 105	Available	1650 SF	Modified Gross	\$19/SF	Available Immediately. Must be leased with either (or both) available offices.

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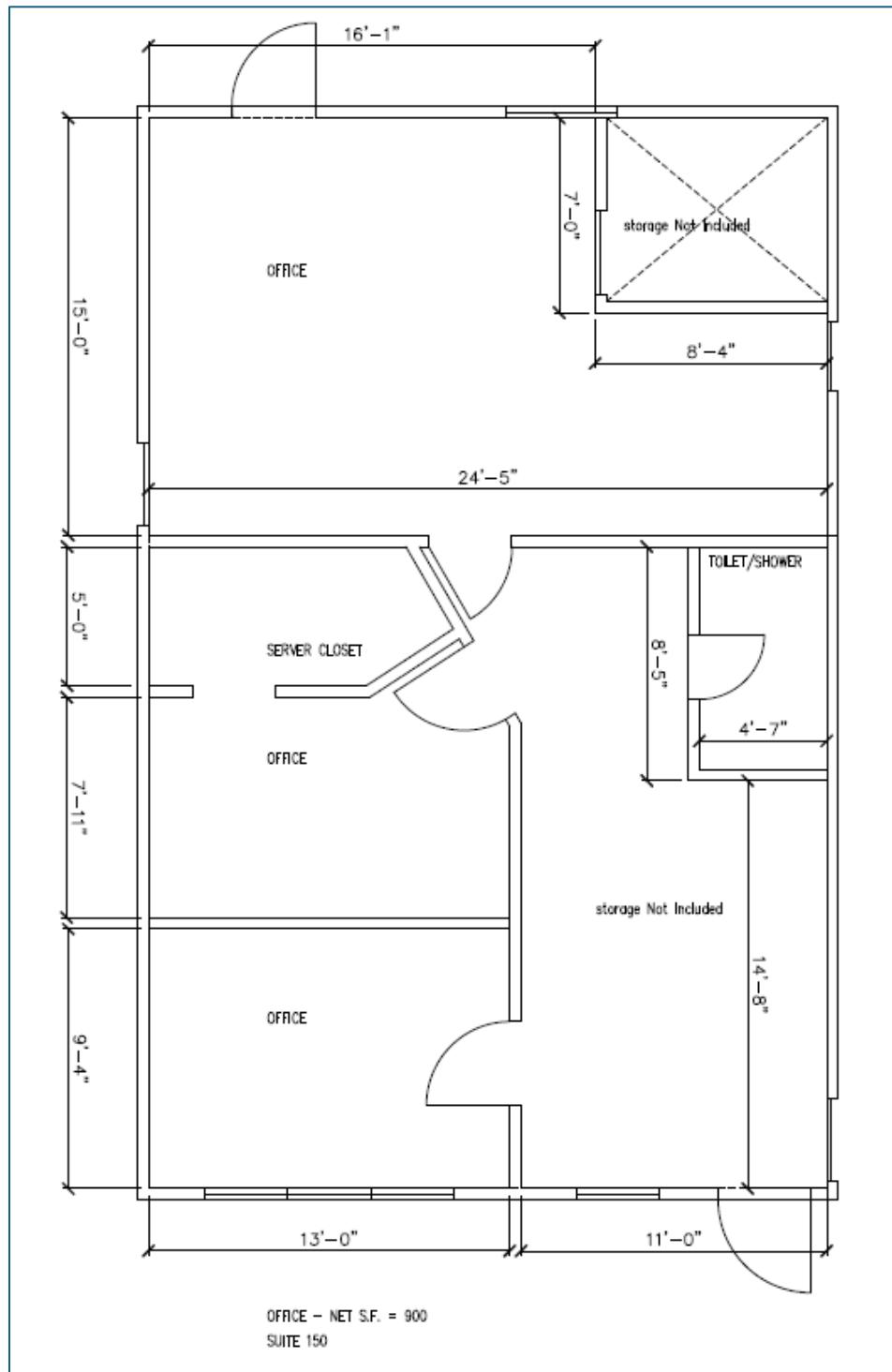
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FLOOR PLAN: OFFICE SUITE 150 – 900 SF



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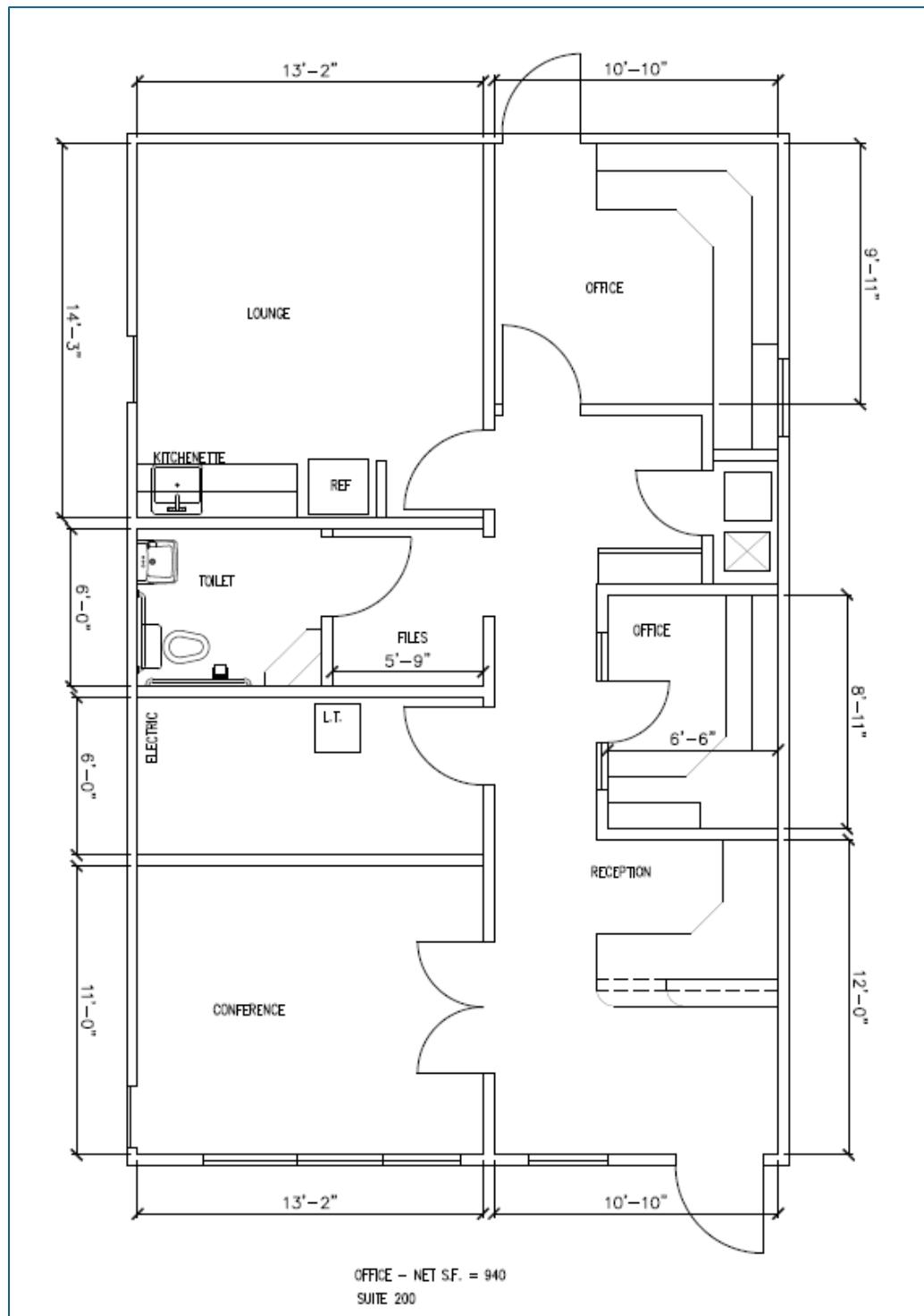
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FLOOR PLAN: OFFICE SUITE 200 – 940 SF



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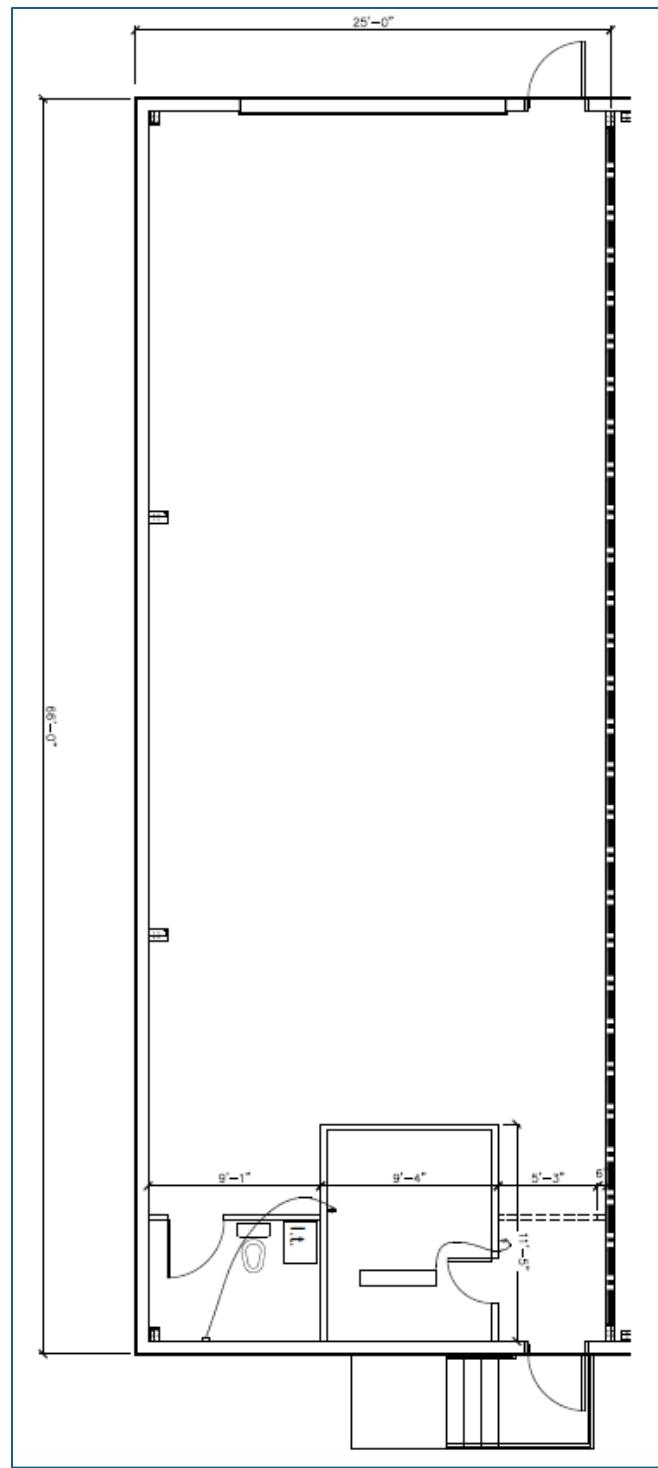
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FLOOR PLAN: WAREHOUSE BAY 105 – 1650 SF



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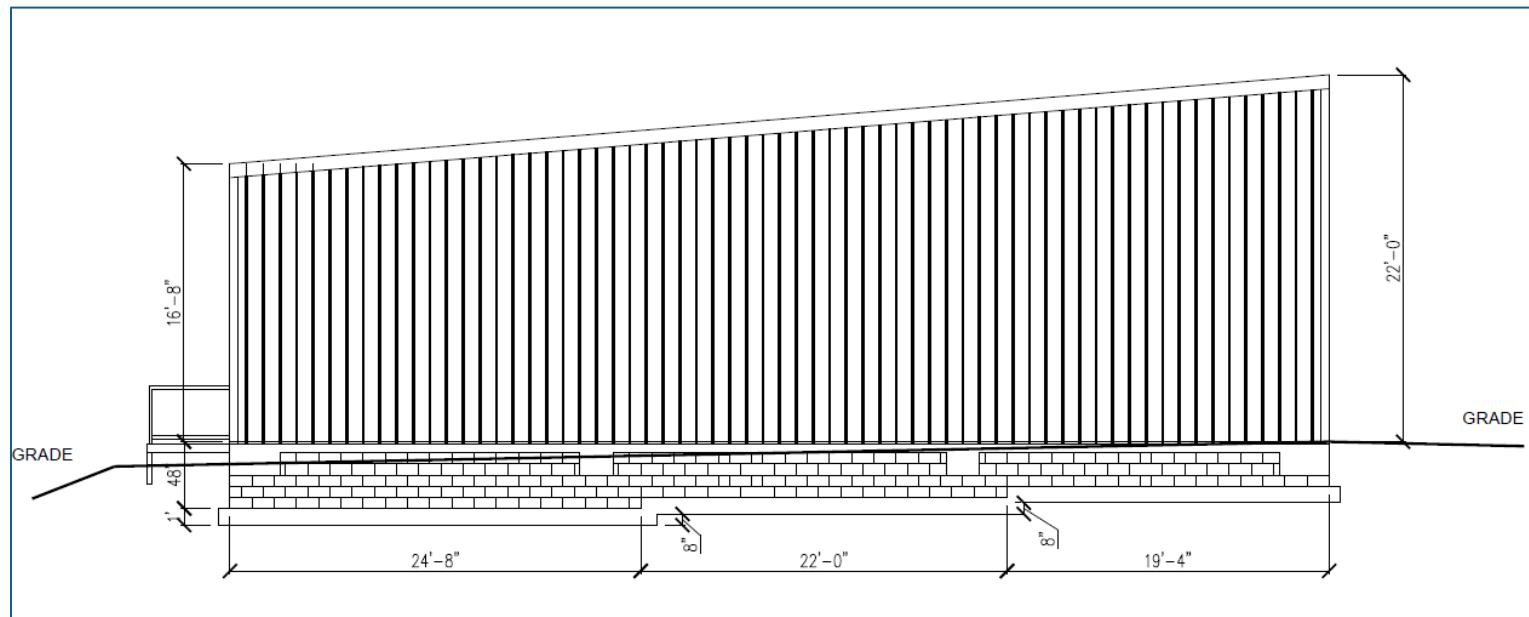
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WAREHOUSE CEILING HEIGHT



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