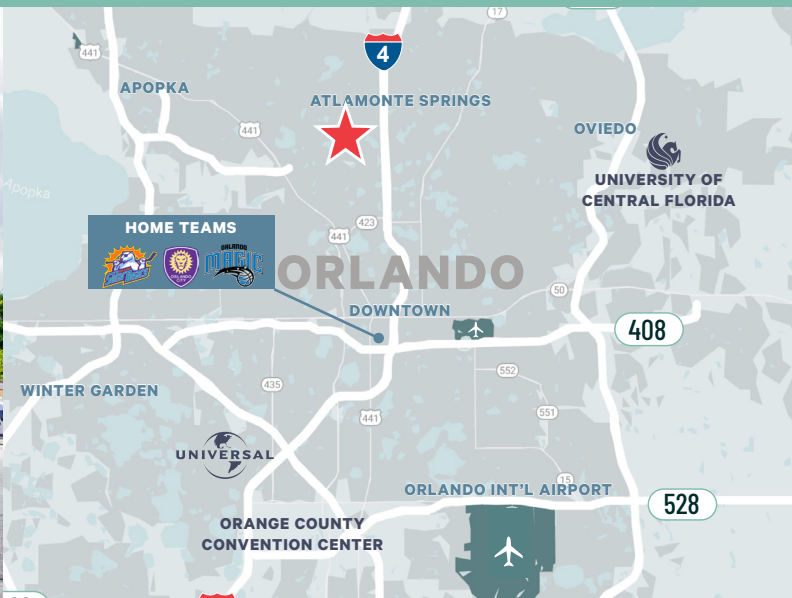


Sunshine Lane Industrial

Industrial Flex Space Available

970-980 Sunshine Lane,
Altamonte Springs, FL 32714

Grade Level + Front Loading | 5-10 Minute Drive to I-4 & SR-414



Industrial | Flex

980 Sunshine Lane, Altamonte Springs, FL 32714

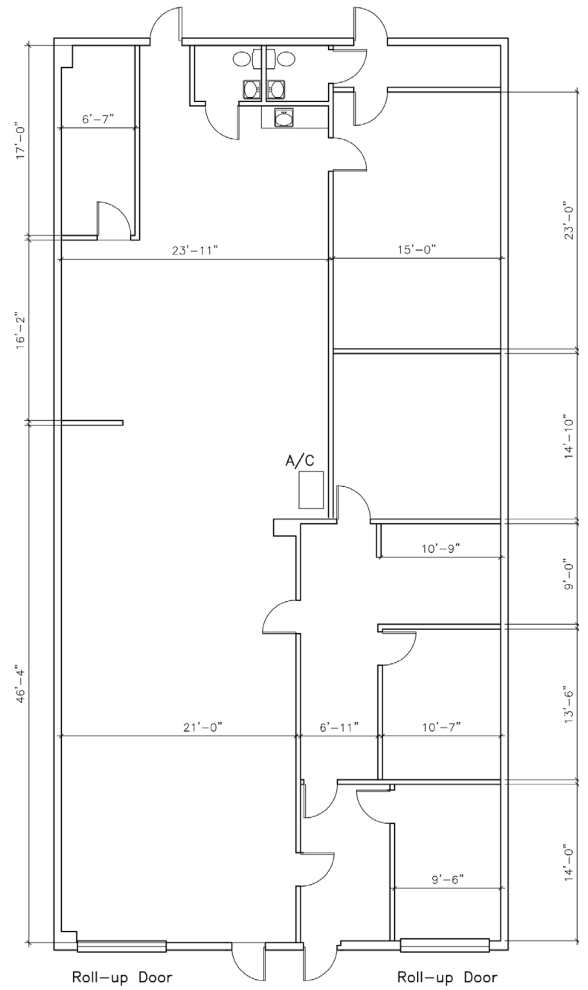
Unit: T-U



Summary

Located at 980 Sunshine Lane in Altamonte Springs, FL, units T and U feature 3,200 square feet of flex space but come fully air-conditioned with a ceiling height of over 10 feet, making them particularly comfortable for larger gatherings. These units are equally divided between office space and an open area suitable for various configurations, including community events. They include two restrooms and two 10' x 12' roll-up doors, one of which is currently drywalled over, providing flexibility for future modifications. The advantageous location close to major highways and ample parking make Units T and U especially appealing for businesses seeking a convenient and adaptable space.

- + 3,200 SF Available Space
- + 80' x 40'
- + Fully Air-Conditioned Unit
- + 10' Ceiling Height
- + 2 Grade-Level Doors (Front Loading)
- + 1.67/1,000 SF Parking Ratio
- + 2 Restrooms



Contact Us For Leasing

Cameron Thomas

Senior Associate

+1 407 404 5078

cameron.thomas@cbre.com

Jose Rivera

Associate

+1 407 404 5067

jose.rivera1@cbre.com

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE

Industrial | Flex

980 Sunshine Lane, Altamonte Springs, FL 32714

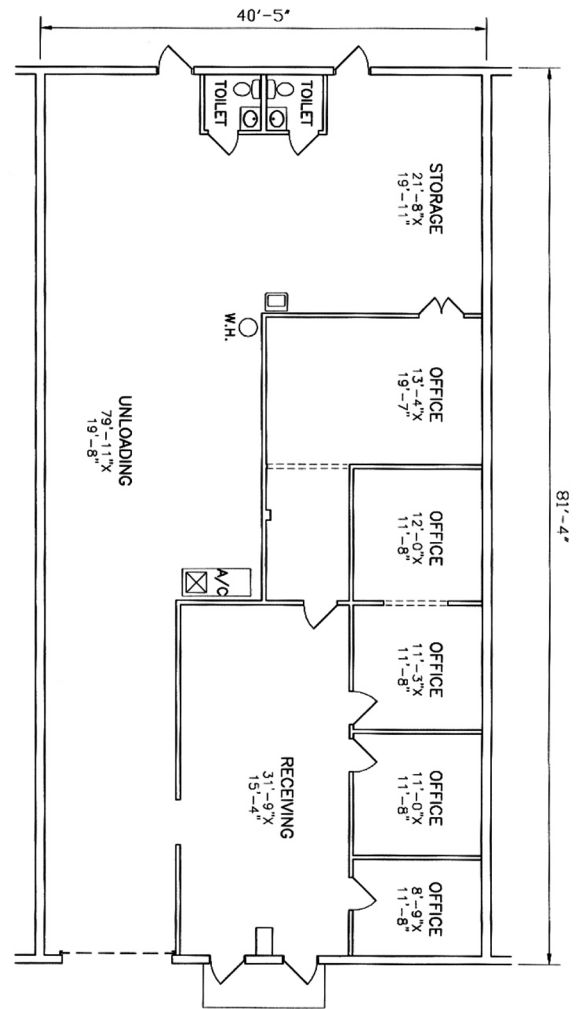
Unit: R-S



Summary

Located at 980 Sunshine Lane in Altamonte Springs, FL, Units R and S offer 3,200 square feet of versatile flex space, ideal for a variety of business operations. The units are divided evenly between office space and an open office or warehouse area. With two restrooms and a 10' x 10' grade-level door, these units provide the essential amenities for efficient operations. The property's strategic location near major highways such as 434 and 436, along with proximity to retail hubs like Walmart, ensures excellent connectivity and convenience for both employees and clients. Immediate occupancy and ample parking further enhance its appeal, making it a practical choice for businesses seeking a blend of office and warehouse space.

- + 3,200 SF Available Space
- + 80' x 40'
- + 1,200 SF Office
- + Clear Height 13' – 15'
- + 1 Grade-Level Doors (Front Loading)
- + 1.67/1,000 SF Parking Ratio
- + 2 Restrooms



Contact Us For Leasing

Cameron Thomas

Senior Associate
+1 407 404 5078
cameron.thomas@cbre.com

Jose Rivera

Associate
+1 407 404 5067
jose.rivera1@cbre.com

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE

Industrial | Flex

970 Sunshine Lane, Altamonte Springs, FL 32714

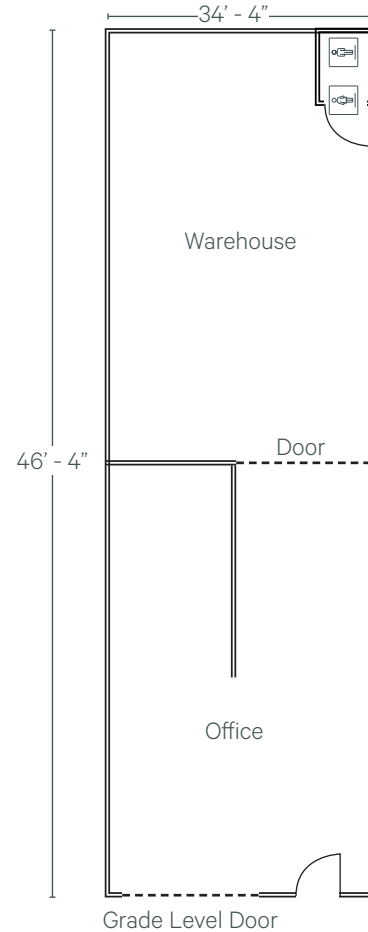
Unit: |



Summary

This versatile suite offers 1,600 SF of well-organized space, including 800 SF dedicated to office use, ensuring ample room for administrative functions. The unit boasts a clear height ranging from 13' to 15', accommodating various operational needs. A front loading, grade-level door enhances accessibility for shipments and deliveries. Parking is convenient with a ratio of 1.67 spaces per 1,000 SF, ensuring adequate parking for employees and visitors. Additionally, the suite includes one restroom for convenience. Located in the vibrant area of Altamonte Springs, FL, this suite is ideal for businesses seeking a strategic location combined with functional and flexible space.

- + 1,600 SF Available Space
- + 46'-4" x 34'-4"
- + 800 SF Office
- + Clear Height 13' - 15'
- + 1 Grade-Level Doors (Front Loading)
- + 1.67/1,000 SF Parking Ratio
- + 1 Restrooms



Contact Us For Leasing

Cameron Thomas

Senior Associate
+1 407 404 5078
cameron.thomas@cbre.com

Jose Rivera

Associate
+1 407 404 5067
jose.rivera1@cbre.com

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE