

UP TO
83,207 SF REMAINING
CALL FOR PRICING DETAILS



IPCapital
PARTNERS, LLC


bluevista

CBRE

INNOVATION CENTER

AT LAKE MARY

PROPERTY DETAILS

Address: 2452 Lake Emma Road, Lake Mary, FL 32746

Availability: 83,207 ± square feet remaining for lease

Lease Rate: Upon request

Estimated Annual Taxes: \$201,473.59 (2018)

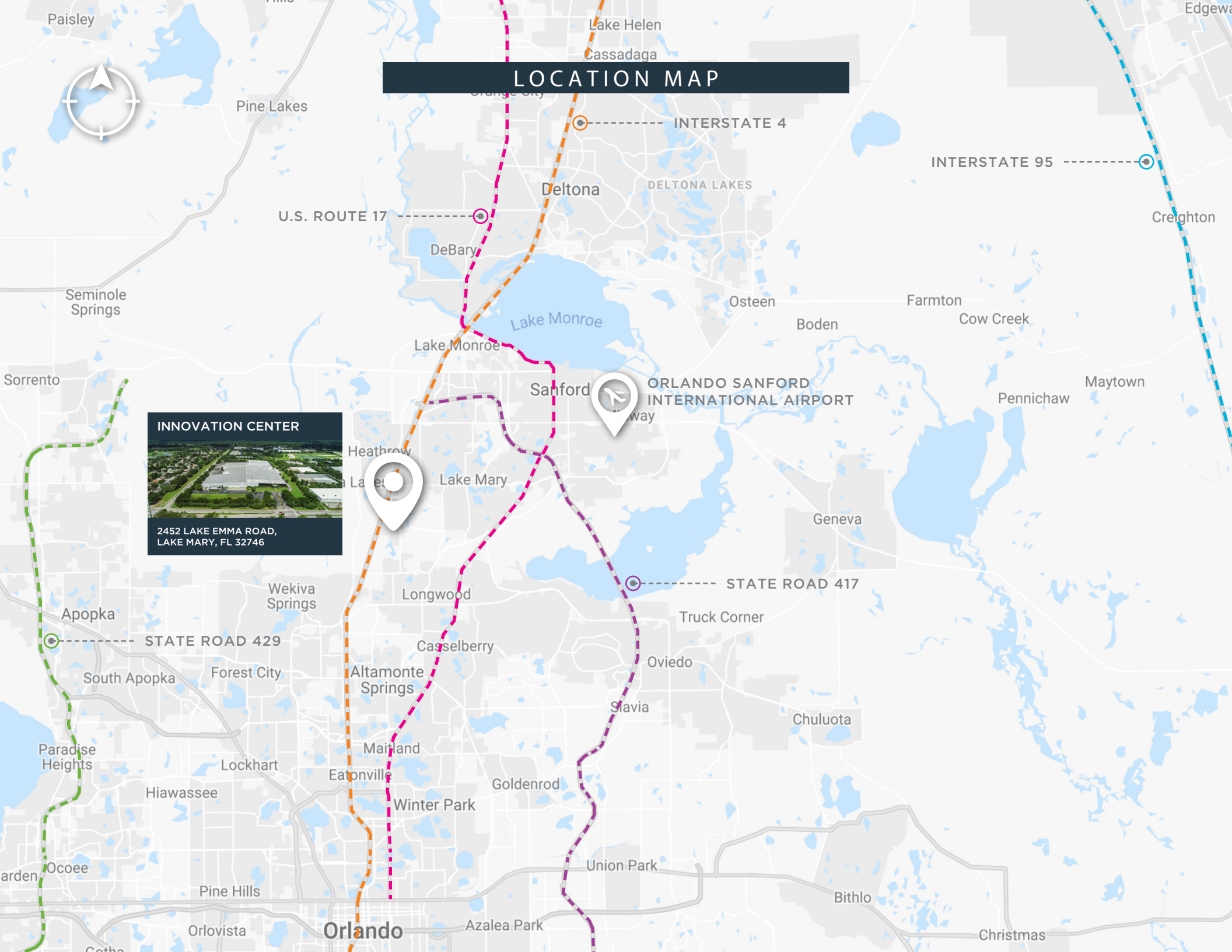
County: Seminole

Utilities: City of Lake Mary (W) | Duke Energy (E)

Zoning: M1-A (Light Industrial)

Employment area containing wholesale, warehousing and industrial uses—and medium-low density multi-family units such as apartments or condominiums

LOCATION MAP

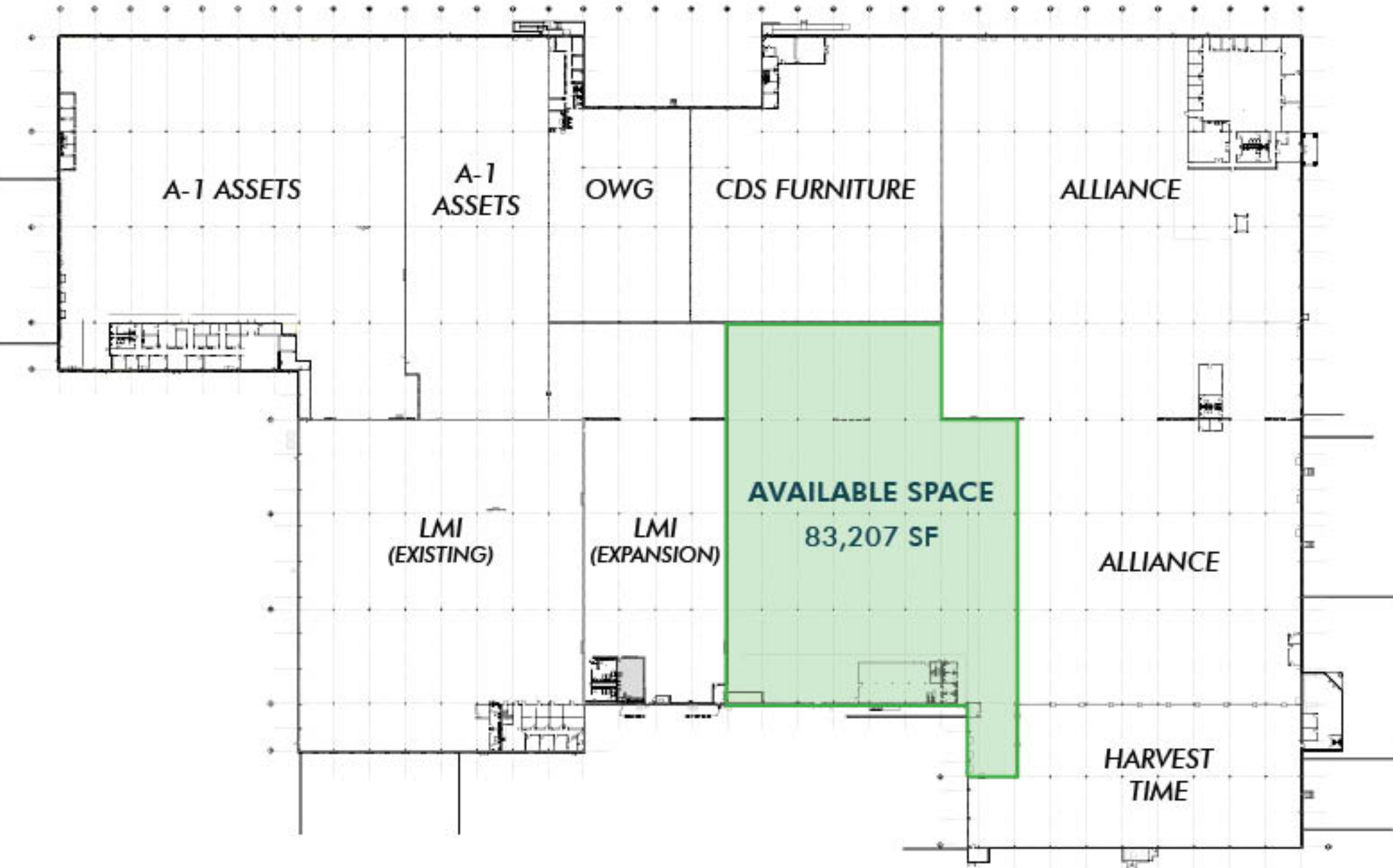


PROPERTY HIGHLIGHTS

- Divisible to 22,731± square feet
- 5,640± square feet of high-end 2 story office space (2,820 SF per floor)
- Built in 1995-1998
- 33.73± acres
- Fully insulated warehouse ceiling
- Signage and branding opportunities available
- Natural gas available
- ESFR sprinkler system
- Fifty (50) dock high doors
- Three (3) grade-level doors
- 22' - 34' clear height
- 30' x 80' column spacing
- 9,200 amps, 480V 3-phase heavy power
- 565 auto parking spaces
- 50± trailer parking spaces
- 4.6 miles to Lake Mary's SunRail station
- 10 miles to Orlando Sanford International Airport (SFB)

[CLICK TO VIEW DRONE VIDEO TOUR](#)

FLOOR PLAN



A-1 ASSETS

A-1 ASSETS

OWG

CDS FURNITURE

ALLIANCE

LMI (EXISTING)

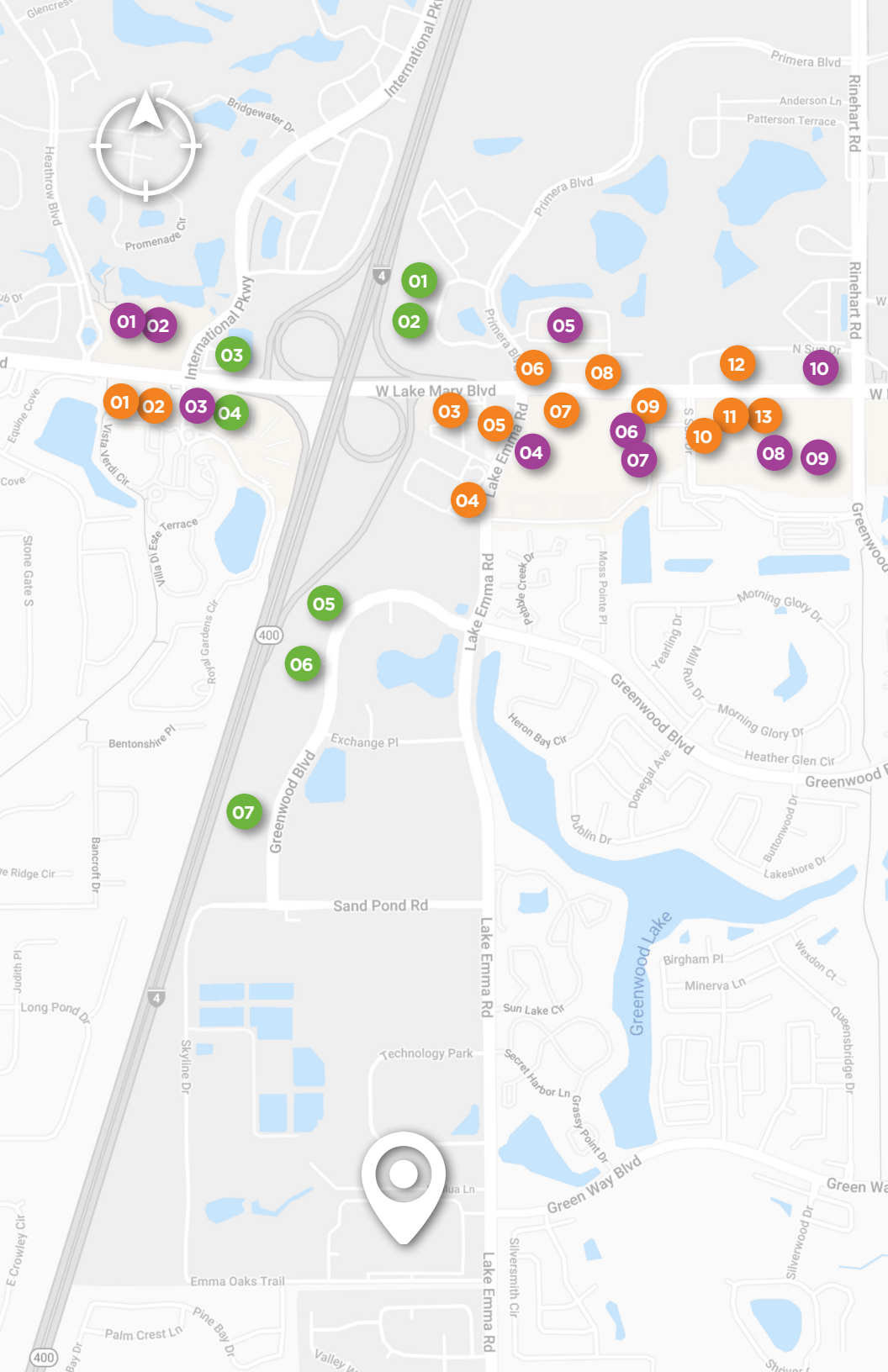
LMI (EXPANSION)

AVAILABLE SPACE
83,207 SF

ALLIANCE

HARVEST TIME





LODGING

- 01 Hilton Garden Inn
- 02 Homewood Suites by Hilton
- 03 Courtyard by Marriott
- 04 Hyatt Place
- 05 Extended Stay America
- 06 La Quinta Inn & Suites
- 07 Candlewood Suites

EATING + DRINKING

- 01 Panera Bread
- 02 Stonewood Grill & Tavern King
- 03 Wendy's
- 04 LongHorn Steakhouse
- 05 KFC
- 06 Arby's
- 07 Chili's Grill & Bar
- 08 Chick-fil-A
- 09 Burger King
- 10 Gator's Dockside
- 11 Steak 'n Shake
- 12 McDonald's
- 13 Chipotle Mexican Grill

SHOPPING + AMENITIES

- 01 CVS
- 02 Winn-Dixie
- 03 Walgreens
- 04 LA Fitness
- 05 The Home Depot
- 06 The Fresh Market
- 07 Ross Dress for Less
- 08 Publix Super Market
- 09 Target
- 10 Walgreens

LOCAL AMENITIES

LOCATION HIGHLIGHTS

- Located in the “Heart of Florida’s I-4 Corridor” between Daytona Beach and Orlando
- Surrounding residential encompasses the high-end executive housing in Lake Mary and Sanford
- Employees in the area benefit from the proximity to over 100 restaurants and +7 million square feet of retail shopping
- The Hyatt, Courtyard Marriott, Hilton Garden Inn, Homewood Suites, Extended Stay, Candlewood Suites, and La Quinta Inn provide business visitors the opportunity to be a short stay away
- Situated in Lake Mary’s High Tech Corridor
- Located in the highly sought-after School District of Lake Mary High School
- In close proximity to Wekiva Parkway, an extension currently under construction with planned completion in 2020 that will give direct access to the western beltway around Orlando

CONTACT US FOR MORE INFORMATION ON PRICING AND TO ARRANGE A TOUR

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