

SPACE AVAILABLE FOR LEASE.



**21,600 SQFT WITH 20,000 SQFT FENCED
YARD, FULL REAR OF BUILDING**

1356 BENNETT DR. LONGWOOD. FL. 32750



Tim Boon

Creegan Group

439 Lake Howell Rd, Maitland, FL, 32751



321-246-7930 (C)
407-622-1111 (O)

PROPERTY HIGHLIGHTS



• Property Type.	Industrial
• Subtype.	Distribution, Warehouse
• Square Footage available	21600
• Buildings	1
• Zoning	IND
• Lot Size (acres) total.	2.38
• Ceiling Height	18FT +/-
• Loading Docks	3
• Dock High Doors	2
• Roll-up doors with a ramp	1
• ADA ACCESS	Yes
• Showrooms and Office	1 Office 8 x 14.
• Bathrooms	2 bathrooms
• Fenced Yard	Yes, with turnaround for semis, 19,000SQFT +/-
• Recent Improvements:	LED Lights, motion LEDs, Flooring, Bathroom remodeled. Gutters and underground piped run off.

PROPERTY HIGHLIGHTS

Warehouse with office/showroom space available in this Super clean 46,560 square foot warehouse. This updated, clean warehouse sits on 2.5 acres of land in Longwood's perfectly located industrial area. Excellent frontage on Bennett Drive with ample parking both in front and rear of the building. The Column spacing is 40'x30' and the ceiling height is 18' +/- . Zoned industrial. 4 Dock-high doors, plus another 2 with a loading ramp and roll-up door. The .35 +/- acres of fully fenced yard behind the building can easily accommodate a semi-truck turnaround.

Lease rate is \$12.50SQFT plus CAM \$4.00 SQFT

Space available:

NOW:

21600 SQFT of warehouse space with restrooms and a 14x8 under-air office in the rear of the building.

Total Available is 21600 SQFT

with a 20,000 SQFT fully fenced yard. 2 dock high and one dock with ramp, ADA entrance. Sole tenant of the rear of the building.

November 1, 2025 : (As the tenant can relocate spaces within the building)

front of the building, which currently comprises 2,307 SQFT of office space and showroom and 7,993 SQFT of warehouse space (10,300 SQFT total). All interior offices have 10-foot ceilings.)

There are 7 bathrooms throughout the property, one of which in the office area is a full bathroom with a shower. The property was built in 1984 and 1987 with major renovations in 2008 and 2018, on top of this some of the most recent upgrades include LED motion detection warehouse lighting and newly installed LED overhead lighting, new interior floors in the office and showroom areas, modern ceiling tiles and bathroom fixtures, and a newly designed pantry. On the exterior of the property, the parking lot has been recently paved and striped with freshly planted landscaping, new gutters, and newly installed underground piped rainwater run-off. Accessible ramps along with stairs were also added, leading up to the property, both front and rear. Excellent location in Longwood -- close to UPS, FedEx, 17/92, SR 434, SR 436, and I-4.

TENANT INFORMATION & LEASE TERMS



Suite 1

Location: Front left of the building.

Space total: 12020 SQFT

Warehouse 9552 SQFT and 2468 SQFT under air office and showroom.

Docks: 2 Dock High.

Tenant occupied till: July 30th 2028

Suite 2

Location: Front right of the Building.

Space total: 10300 SQFT

Warehouse 7993 SQFT warehouse plus 2307 SQFT high-end office and showroom

Docks: 1 Dock with RAMP

Owner occupied

Advertised for lease at \$12.50 SQFT base plus \$4.00 CAM. Possibly Available November 1, 2025

Suite 3

Location: Rear of the Building.

Space total: 21000 SQFT

Warehouse 21000 SQFT warehouse

Docks: 2 Dock High. 1 dock with RAMP.

14x8 Office

20000 SQFT+/- fully fenced yard

Available for lease at \$12.50 SQFT base plus \$4.00 CAM. Available NOW!

Own meter for the rear of the building.

TENANT INFORMATION FLOOR PLAN

1356 Bennett Dr Floor Plan
180

186

Suite 2

**Suite 3 - 21600SQFT
Plus - 20,000 Fenced Yard
2 Dock High and
1 Dock with Ramp**

40ft

9552 SQFT WAREHOUSE SPACE

Sute 1

90ft

2468SQFT Under air space

120

120



10300 SQFT. Office and Warehouse.

Leased till 2028 .12020 SQFT Event rental company.

Available 21600 SQFT

Second story

AC And Fire

Storage

22ft

Storage

90ft

PROPERTY PHOTOS

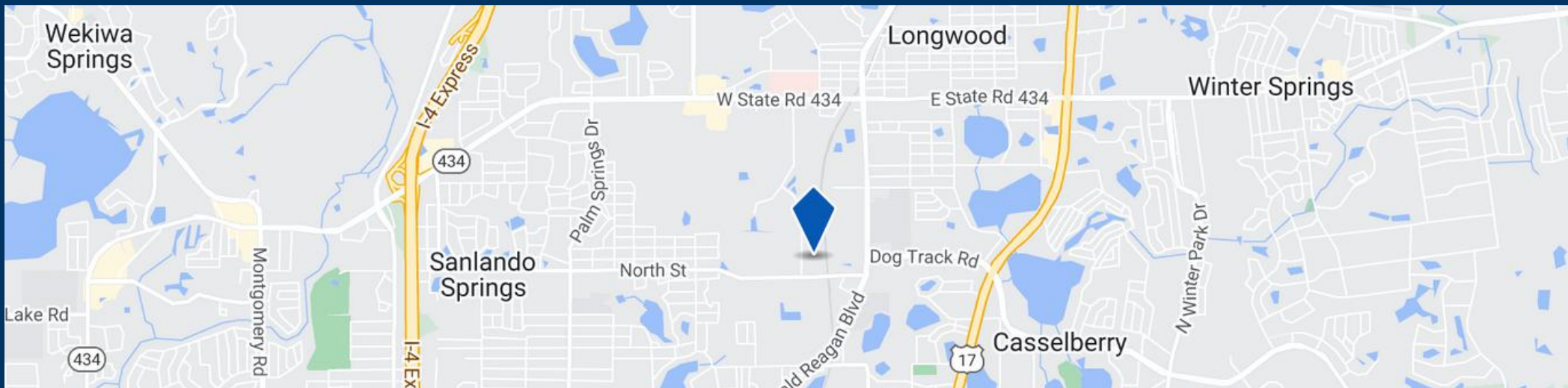


PROPERTY PHOTOS





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