

INDUSTRIAL FLEX | FOR SALE OR LEASE

Lake Mary Technology Center

NEW TECHNOLOGY BLVD, LAKE MARY, FL 32746



For Sale
or Lease



Anticipated Q4
2026 Delivery



Quality Labor
Market



Immediate
Interstate Access



Highly Functional
Utilities

TOTAL 238,173 SF OF DIVISIBLE SPACE

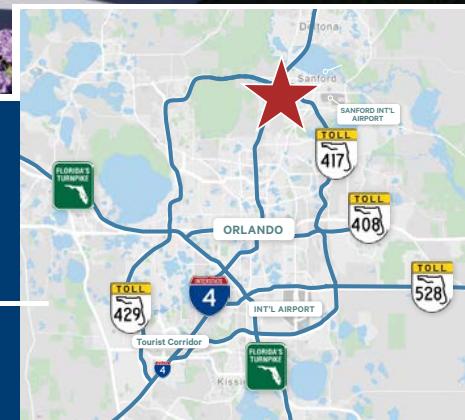


CONCEPTUAL BUILDING RENDERING

***Exceptional Visibility Along
Interstate 4 Delivering Q4 2026***

- + For Sale or Lease
- + Direct I-4 frontage

- + Abundant parking available
- + Located in I-4 high-tech corridor



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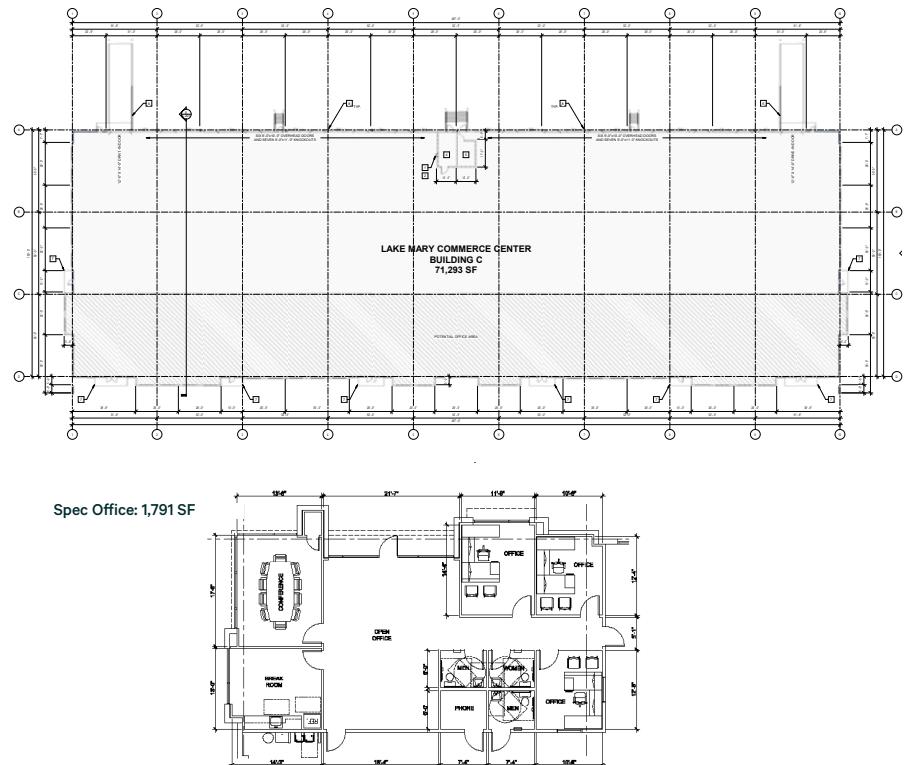
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CBRE

PROJECT DETAILS

PROPOSED BUILDING SPECIFICATIONS

| | |
|---------------------|----------------------------|
| Acres | 17.6 AC |
| Available SF | 15,000 - 238,173 SF |
| Spec Office | 1,791 SF |
| Column Spacing | 42'8" x 42'8" |
| Clear Height | 25' |
| Dock Doors | 22 (9' x 10') per building |
| Drive-In/Ramps | 2 (14' x 16') per building |
| Building Dimensions | 400' x 128' |
| Employee Parking | 1.64/1000 Ratio |
| Truck Court | 150' (shared) |
| Fire Suppression | ESFR |
| Power | 3-phase |



Why Lake Mary?

SEMINOLE COUNTY, FLORIDA



Location Overview

Lake Mary, Florida, is a thriving city that offers a unique combination of business-friendly amenities and a high quality of life. With its Class A office space, low taxes, and professional talent pool, Lake Mary is an attractive location for businesses to set up shop. The city's strategic location, nestled between two major highways and just 20 minutes from Orlando, makes it an ideal spot for businesses to access a wide range of customers and employees. The Wekiva Parkway, which connects to I-4 and SR 417, has improved access and reduced congestion, making it easier for employees to commute and for businesses to operate. With its high-speed connectivity, low taxes, and high-quality office space, Lake Mary is a great choice for companies looking to thrive in a professional and supportive environment.

+ Strategic Location & Transportation: Quick access to Interstate I-4, providing convenient access to international airports and other metro areas. The Wekiva Parkway (SR 429) connects to I-4 and SR 417, completing a major transportation loop around metropolitan Orlando.

+ Key Business & Community Neighbors: Strategically located along the I-4 High-Tech Corridor, with close proximity to decision-makers: American Automobile Association (AAA) HQ, FARO Technologies HQ, Dixon Ticonderoga Company HQ, Mitsubishi Power Americas, Inc., Accesso North American HQ, Deloitte, AdventHealth, Kroger Specialty Pharmacy, and Stantec.

+ Infrastructure:

High-speed connectivity: fiber-optic networks
Highly functional utilities: Heavy power

+ Proximity to Amenities:

Lake Mary is conveniently located near Orlando, providing easy access to major attractions, theme parks, the Sanford International Airport, and the Orlando International Airport.



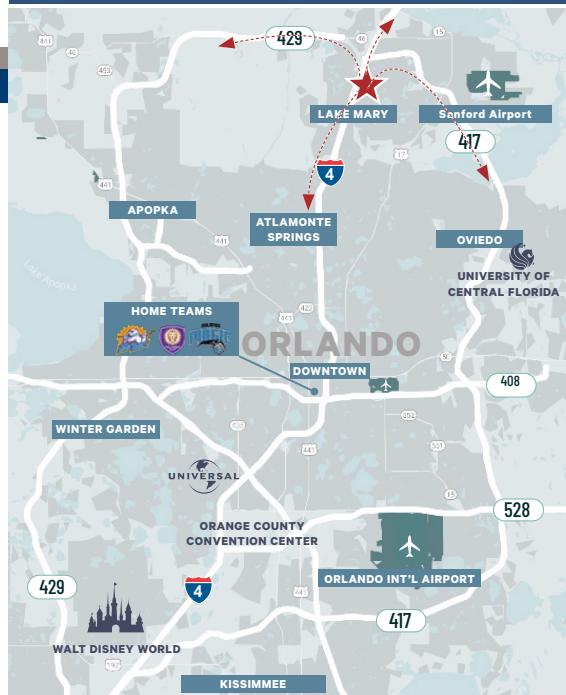
KEY DISTANCES TO MAJOR HIGHWAYS

4 • • • • **I-4 (Interstate 4):** 5 Mins / 1.4 Miles

TOLL • • • **SR-417 & SR-429:** 7 Mins / 3.2 Miles

····· **Sanford Intl. Airport:** 16 Mins / 7.8 Miles

..... **FL's Turnpike:** 24 Mins / 24.0 Miles



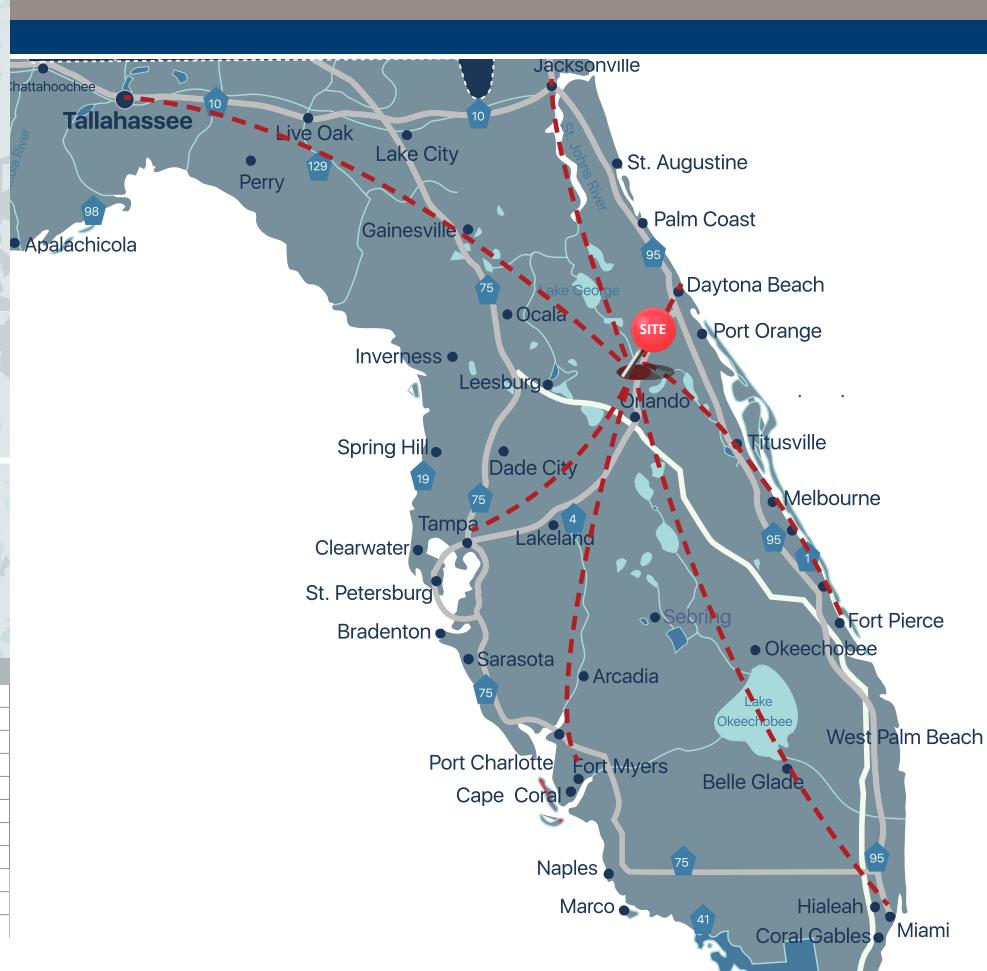
Drive Times

| | |
|----------------------|-----------------------|
| Sanford | 15 min / 7.3 miles |
| Downtown Orlando | 20 min / 17.8 miles |
| Daytona | 52 min / 41 miles |
| Space Coast | 1.15 hrs / 65.5 miles |
| Ocala - The Villages | 1.33 hrs / 69 miles |
| Tampa | 1.42 hrs / 101 miles |
| Jacksonville | 1.53 hrs / 125 miles |
| Fort Pierce | 2.3 hrs / 138 miles |
| Fort Myers | 3.11 hrs / 177 miles |
| Miami | 3.41 hrs / 256 miles |
| Tallahassee | 4 hrs / 289 miles |



Demographics

| Demographics | 5 Miles | 10 Miles | 20 Miles |
|-----------------------------------|-----------|-----------|-----------|
| Businesses | 7,446 | 21,878 | 76,268 |
| Employed Civilian Population 16+ | 79,622 | 248,811 | 927,812 |
| Population | 141,628 | 446,960 | 1,741,582 |
| Population - Five Year Projection | 146,671 | 460,605 | 1,804,337 |
| Average Household Income | \$126,309 | \$114,871 | \$107,695 |
| Owner Occupied Housing Units | 33,444 | 114,659 | 401,776 |
| Renter Occupied Housing Units | 21,975 | 65,902 | 265,329 |



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