

Motivated Ownership!

We will build what you want!

Customizable Industrial Space

FOR LEASE - LAKE MARY ONE

734 New Technology Blvd, Lake Mary, FL 32746

Pre-designed for a freestanding, Class A industrial building in the heart of Lake Mary with exceptional visibility along Interstate 4.

PROPERTY HIGHLIGHTS

- Exceptional 7.44 acre site frontage and visibility for Interstate 4 signage and recognition
- Ideally located in the heart of Lake Mary via access to Rinehart and interstate connectivity throughout Central Florida
- Ability for tenant customized spaces
- 15 miles north of Downtown Orlando
- Class A tilt wall construction
- Currently zoned for office but PUD allows for conversion
- Civil engineer engaged with the ability move quickly
- 100k SF rear load building concept (below)



RENTAL RATE:

Call for Rates and Terms



SQUARE FOOTAGE:

Flexible Sizing Available



TOTAL LAND AREA:

7.44± AC



ZONING:

PUD

REPRESENTATIVE BUILDING RENDERING - COMPLETELY CUSTOMIZABLE!



HARBERT
REALTY SERVICES

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VanTrust
REAL ESTATE LLC

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AREA OVERVIEW

DRIVE TIMES

9 minutes
to State Road 417
(Eastern Beltway)

18 minutes
to Sanford International
Airport

22 minutes
to Downtown Orlando

37 minutes
to Orlando International
Airport



Customizable Industrial Building

IMT LAKE MARY
300-Unit
Apartment Complex

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SITE PLAN

EXCEPTIONAL FRONTAGE AND VISIBILITY FOR INTERSTATE 4 SIGNAGE AND RECOGNITION



AAADT: 170,500

NEW TECHNOLOGY BLVD



DEMOGRAPHICS

POPULATION

1 miles	4,296
3 miles	60,924
5 miles	136,397

DAYTIME BUSINESS POPULATION

1 miles	13,901
3 miles	65,259
5 miles	130,212

TRAFFIC COUNTS

Rinehart Rd:
+/-27,500 vehicles/day

On I-4:
+/-161,000 vehicles/day

AVERAGE HH INCOME

1 miles	\$130,637
3 miles	\$124,782
5 miles	\$108,157

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SITE PLAN

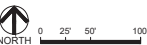


LAKE MARY INDUSTRIAL

Orlando, Florida

Conceptual Site Plan

25.24



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