

810 EYRIE DR, OVIEDO, FL 32765

FOR SALE | 3,900 SF | FREESTANDING INDUSTRIAL



DJ Frees

805-660-0053

Daniel.Frees@kwcommercial.com



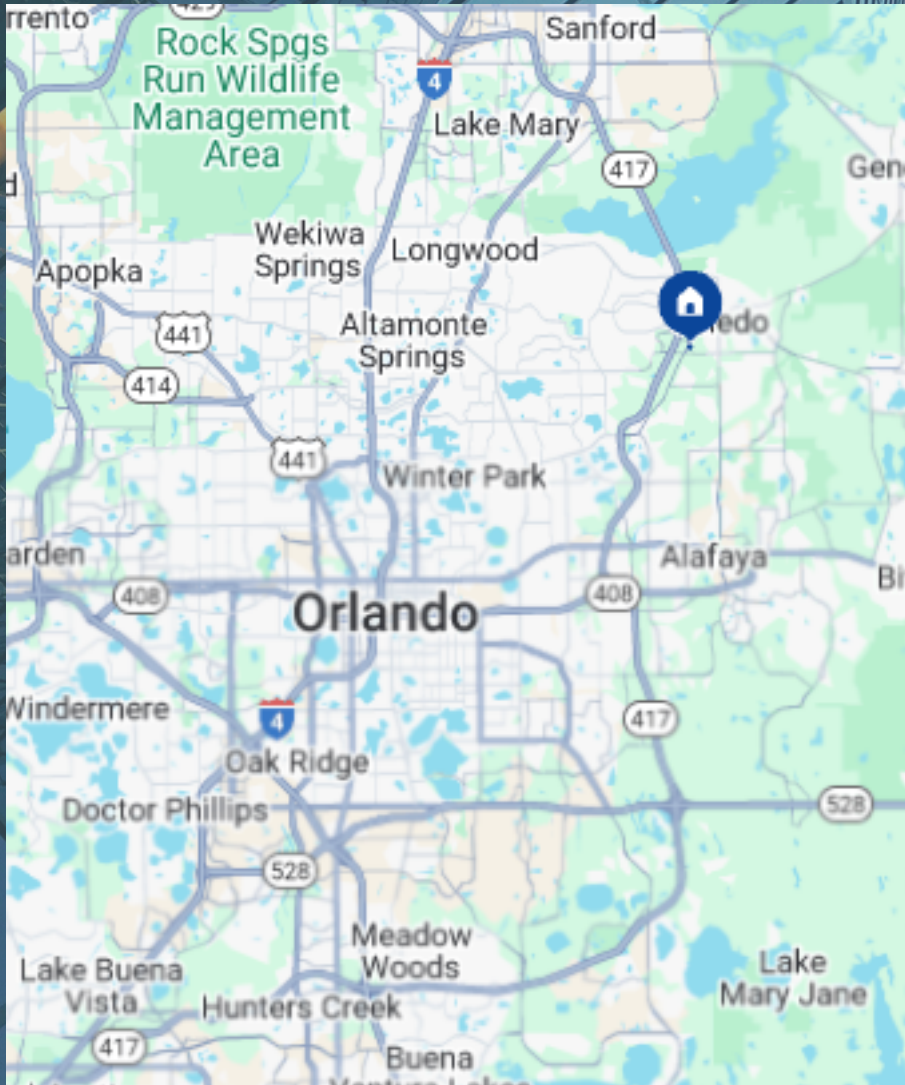
Jeremy Miller

407-508-0347

JeremyMiller@kwcommercial.com



Property Details



PRICE

\$975,000

SIZE

3,900 SF

BUILDING

FREESTANDING

WAREHOUSE
SIZE

2,529 SF

OFFICE SIZE

1,371 SF

CLEAR HEIGHT

18' - 20'

SALE TYPE

OWNER/USER



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IMAGES



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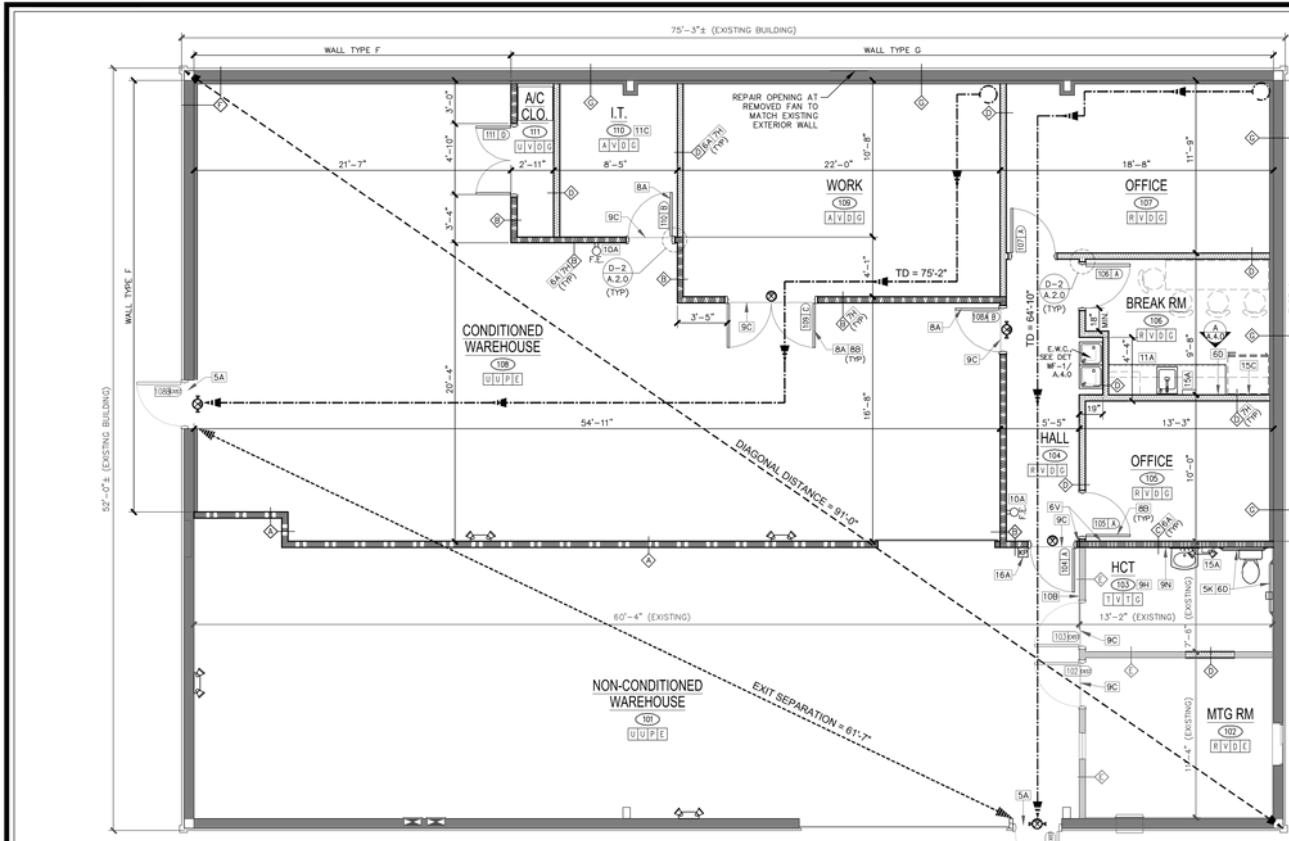


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- ### CONSTRUCTION NOTES
- 1 ARCHITECT HAS NO RESPONSIBILITY FOR DAMAGE TO THE BUILDING RESULTING FROM THE WORK DESCRIBED HEREIN. DETAILS ARE PROVIDED AS TYPICAL "GOOD PRACTICE" METHODS OF CONSTRUCTION.
 - 2 IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK WITH THE BUILDING OWNER WITH REFERENCE TO ROOF WARRANTIES AND/OR THE PRESCRIBED REQUIREMENTS FOR NEW ROOF PENETRATIONS, IN NO CASE SHOULD CONTRACTOR DO ANYTHING TO VOID ROOF WARRANTIES. CONTRACTOR IS REQUIRED TO HAVE BUILDING OWNER'S ROOFING CONTRACTOR MAKE, SUPERVISE, OR APPROVE ALL NEW ROOF PENETRATIONS.
 - 3 SUBCONTRACTORS SHALL GIVE TO CONTRACTOR PRODUCT LITERATURE FOR INSTALLED EQUIPMENT AND PRODUCTS THAT REQUIRE MAINTENANCE OF ANY TYPE (INCLUDING RELAMP OF LIGHT FIXTURES) AND ANY MAINTENANCE INSTRUCTIONS OR WARRANTIES AND THE CONTRACTOR SHALL OBTAIN PHONE NUMBERS AND ADDRESSES OF CONTRACTS FOR REPAIR/MAINTENANCE AND SEND ALL OF THIS INFORMATION IN AN 8 1/2 X 11 NOTEBOOK. THIS MANUAL SHALL ALSO INCLUDE A COMPLETE LISTING OF IDENTIFICATION FOR ALL FINISH MATERIALS INCLUDING CEILING TILE, FLOOR TILE AND CARPET, AND PLASTIC LAMINATE AND PAINT. CONTRACTOR SHALL DELIVER THIS PROJECT MAINTENANCE MANUAL TO OWNER AT COMPLETION OF PROJECT.
 - 4 CONTRACTOR SHALL PROVIDE TEMPORARY VENTILATION OF SPACE DURING DEMOLITION/CONSTRUCTION AND SHALL NOT ALLOW CONSTRUCTION DUST TO INFILTRATE RETURN AIR DUCTS OR FLEXDUC OR OTHER PARTS OF THE BUILDING. PROVIDE EXHAUST TO EXTERIOR FROM ALL EXHAUST RETURN TO INTERIOR SPACE. MAINTAIN NEGATIVE AIR IN CONSTRUCTION AREAS.
 - 5 PROVIDE ADA-COMPLIANT METAL THRESHOLD AT EXISTING EXTERIOR DOORS AS NEEDED TO SMOOTH TRANSITION OF FLOOR MATERIALS. VERIFY NEED FOR THRESHOLD AT EACH EXTERIOR DOOR BASED ON INTERIOR DESIGNER'S SELECTION OF FLOOR MATERIALS.
 - 6 GRAB BARS @ HANDICAP TOILETS: 1 1/2" DIA., 1 1/2" CLEAR FROM WALL, 33"-38" ABOVE FINISH FLOOR ANCHORED TO SUPPORT 250 LBS. ONE 42" LONG AT SIDE OF TOILET. 36" LONG BEHIND TOILET. (SEE TOILET ROOM DETAILS FOR PLACEMENT.)
 - 7 TYPICAL INTERIOR NON-BEARING WALLS: 3 5/8" MTL STUDS @ 16" O.C. AT 10'-0" WALLS; 20" GA AT WALLS TO 200' @ 16" O.C. WITH TOP AND BOTTOM RUNNER AND 5/8" GYP BOARD AND/OR 1/2" FIRE-RETARDANT-TREATED PLYWOOD. SEE WALL LEGEND, THIS SHEET, AND DETAILS SHEET A.4.1.
 - 8 PROVIDE 3 1/2" WIDE 12 GA. WTL BLOCKING STRIPS @ MOUNTING LOCATIONS OF ALL RAILINGS AND OTHER BUILT-IN OR SURFACE-MOUNTED ACCESSORIES. AT CABINETS, PROVIDE 1/2" FIRE-RETARDANT-TREATED WOOD BACKING. VERIFY SIZE AND LOCATION OF THIS BLOCKING WITH PRODUCT/EQUIPMENT/CABINET INSTALLATION RECOMMENDATIONS OR NEEDS.
 - 9 ALL WOOD FRAMING SHALL BE KILN-DRIED AND HAVE A MINIMUM FIBER STRESS OF 1200 PSI.
 - 10 ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESURE-TREATED OR HAVE AN APPROVED SEPARATING MATERIAL.
 - 11 THE INTENT OF DESIGN IS TO JOIN NEW WALLS WITH FRAMING AND FINISH OF EXISTING WALLS.
 - 12 SEALANTS: APPLY SEALANT AT JOINING OF ALL DISMISAL MATERIALS EXPOSED TO WEATHER AND AT GAPS EXPOSED TO WEATHER.
 - 13 SEALANTS: PROVIDE A FULL BED OF SEALANT AT WINDOW AND DOOR FRAMES (INCLUDING THRESHOLD) AND A CONTINUOUS BEAD AT PERIMETER OF EXTERIOR AND INTERIOR WINDOWS AND DOORS.
 - 14 PROVIDE THRESHOLD AND FULL WEATHER STRIPPING ON ALL JAMBS AT ALL EXTERIOR DOORS.
 - 15 SOUND BATT INSULATION IN INTERIOR WALLS AS INDICATED. SEE WALL LEGEND, THIS SHEET, AND WALL TYPES, SHEET A.4.1.
 - 16 ROOF PENETRATIONS: AT ALL ROOF PENETRATIONS, THE CONTRACTOR SHALL PROVIDE AND INSTALL FLASHING BOOT COMPATIBLE WITH THE ROOFING MATERIAL AND INSTALLED AS PER ROOFING MFR'S SPECS.
 - 17 ALL GLASS IN DOORS OR SIDELIGHTS SHALL BE TEMPERED AND SHALL COMPLY WITH THE FLORIDA BUILDING CODE 2014, SECTION 2406, SAFETY GLAZING. GLASS IN RATED DOORS SHALL COMPLY WITH RATING OF DOOR.
 - 18 ALL DOOR HARDWARE SHALL MEET CURRENT ADA AND FLORIDA ACCESSIBILITY CODES.
 - 19 5/8" GYP BOARD AND/OR 1/2" FIRE-RETARDANT-TREATED PLYWOOD. SEE WALL LEGEND, THIS SHEET, AND DETAILS, SHEET A.4.1.
 - 20 AT ALL CHANGES IN FLOOR MATERIAL, PROVIDE APPROPRIATE ADA-COMPLIANT TRANSITION STRIP. IF AT DOOR, LOCATE DIRECTLY UNDER DOOR.
 - 21 WHERE NOT INDICATED ON PLANS, VERIFY COLOR AND PATTERN SELECTIONS WITH OWNER.

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 OVIEDO, FL 32765

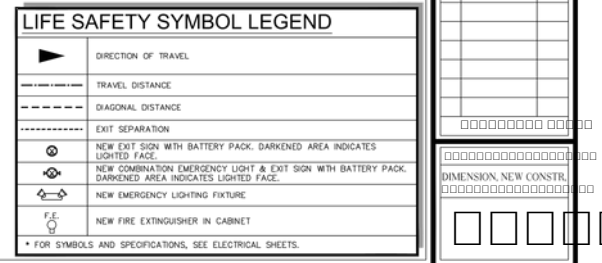
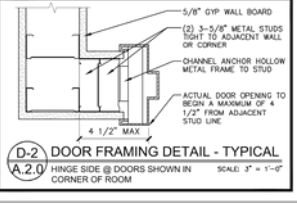
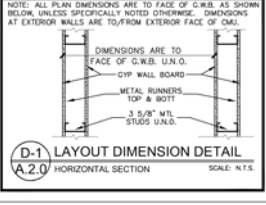
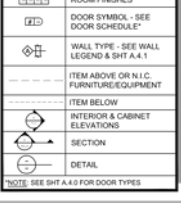
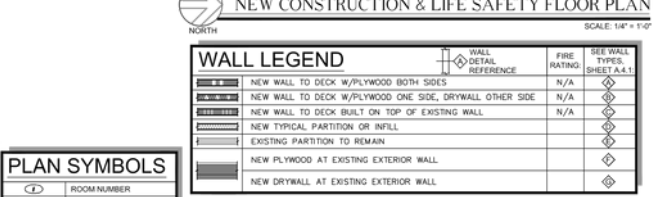
FINISH LEGEND

1 FLOOR	2 BASE	3 WALLS	4 CEILING
A = ACID WASH PAINT, OR VINYL (OWNER OPTION)	V = VINYL	D = DRYWALL W/PAIN	E = EXISTING TO REMAIN
R = REINF. VINYL TILE	U = UNFINISHED (NO BASE)	P = PLYWOOD UNFINISHED	G = SUSP. ACoust. GRD.
T = CERAMIC TILE		T = CERAMIC TILE TO 4'-0" A.F.F. AND PAINTED DRYWALL	
U = UNFINISHED			

SEQUENCE OF ABBR IN SYMBOL ON PLAN CORRELATES TO SCHEDULE ABOVE TO INDICATE SURFACE

FINISH SCHEDULE (MATERIALS/PRODUCTS)

1 FLOOR	2 BASE	3 WALLS	4 CEILING
FLOOR SLAB, VINYL, E, G, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ			



NEW CONSTRUCTION & LIFE SAFETY FLOOR PLAN
 NORTH
 SCALE: 1/4" = 1'-0"