Florida Commercial Realty

550 Technology Park
Lake Mary, FL 32746

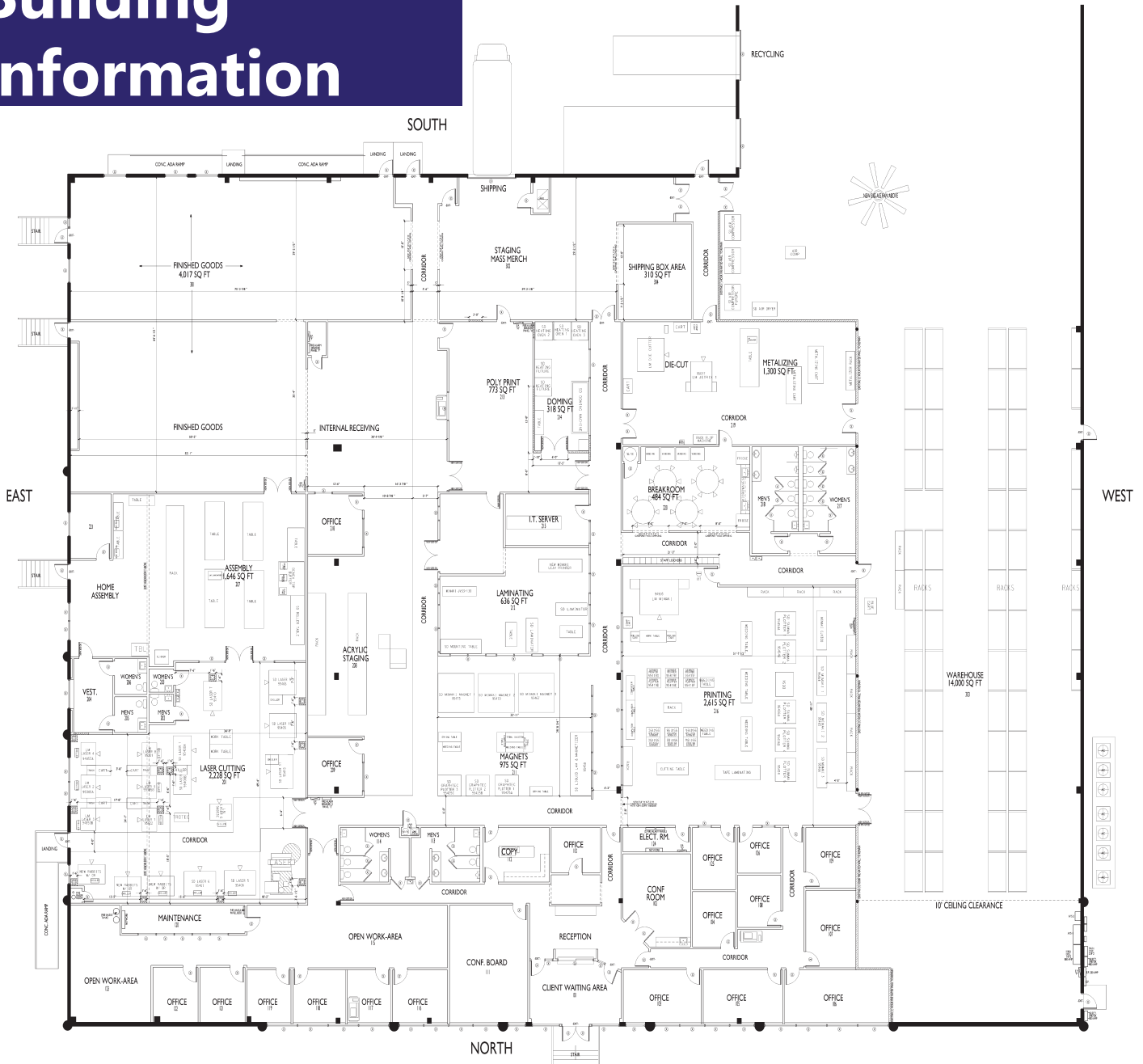## 44,750 SF Flex Building
For Sale or Lease

Justin Hayek
justin@fcregroup.com | (305) 794-2846
Licensed Real Estate Associate

Building Information

SOUTH

RECYCLING

EAST · WEST · NORTH

(Floor plan labels: SHIPPING, STAGING MASS MERCH, SHIPPING BOX AREA 310 SQ FT, FINISHED GOODS 4,017 SQ FT, FINISHED GOODS, INTERNAL RECEIVING, POLY PRINT 773 SQ FT, DOMING 318 SQ FT, DIE-CUT, METALIZING 1,300 SQ FT, CORRIDOR, OFFICE, I.T. SERVER, BREAKROOM 484 SQ FT, MEN'S, WOMEN'S, ASSEMBLY 1,646 SQ FT, HOME ASSEMBLY, ACRYLIC STAGING, LAMINATING 636 SQ FT, PRINTING 2,615 SQ FT, WAREHOUSE 14,000 SQ FT, VEST., MEN'S, WOMEN'S, LASER CUTTING 2,228 SQ FT, OFFICE, MAGNETS 975 SQ FT, MAINTENANCE, COPY, OFFICE, ELECT. RM., CONF ROOM, RACKS, 10' CEILING CLEARANCE, OPEN WORK-AREA, CONF. BOARD, RECEPTION, CLIENT WAITING AREA, CONF. BOARD, OFFICE, STAIR, LANDING, CONC. ADA RAMP)

SQUARE FOOTAGE
- **22% Office / 78% Warehouse**
- **44,750 total rentable square feet**
- **10,000 SF office space**
- **22,000 SF conditioned production space**
- **12,750 SF warehouse**

SITE HIGHLIGHTS
- **17′ clear height**
- **4 loading doors (3 dock high, 1 ramp)**
- **208/120 Volt 3-Phase 800 Amps**
- **2.94 Acres / 128,158 SF**
- **100 parking spaces**
- **2017 roof with transferable warranty**
- **100 parking spaces**

Justin Hayek
justin@fcregroup.com | (305) 794-2846

Licensed Real Estate Associate

FCR