INDUSTRIAL FLEX | FOR SALE OR LEASE

Lake Mary Technology Center

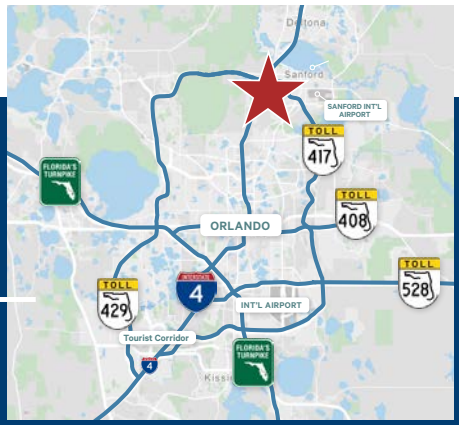
NEW TECHNOLOGY BLVD, LAKE MARY, FL 32746

- For Sale or Lease
- Anticipated Q4 2026 Delivery
- Quality Labor Market
- Immediate Interstate Access
- Highly Functional Utilities

TOTAL 239,881 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

DAVID MURPHY
Vice Chairman
+1 407 404 5020
david.murphy@cbre.com

MONICA WONUS
Executive Vice President
+1 407 404 5042
monica.wonus@cbre.com

JEFF GRAY
Vice President
+1 407 404 5097
jeff.gray1@cbre.com

GABY GISSY
Associate
+1 407 404 5012
gaby.gissy@cbre.com

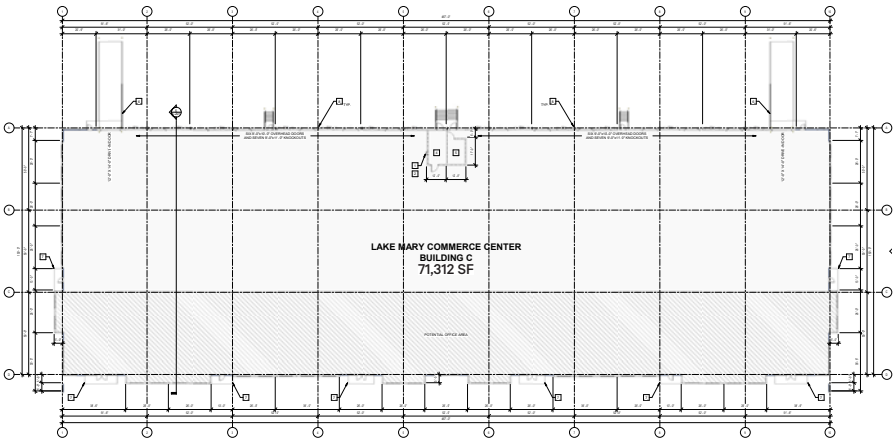
SHARIF BAKER
Associate
+1 407 404 5018
sharif.baker@cbre.com

CBRE

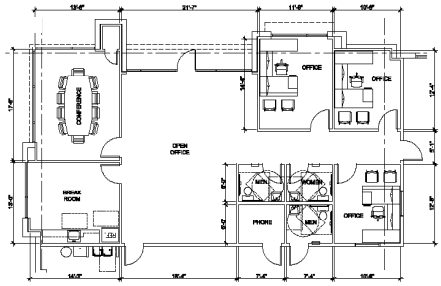
PROJECT DETAILS

PROPOSED BUILDING SPECIFICATIONS

Acres	17.6 AC
Available SF	15,000 - 239,881 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



Spec Office: 1,791 SF



CONCEPTUAL SITE PLAN

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.

UNDER CONSTRUCTION

BUILDING DEVELOPMENT IS MOVING FORWARD

KEY DISTANCES TO MAJOR HIGHWAYS

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

Per Capita Income: $49,556

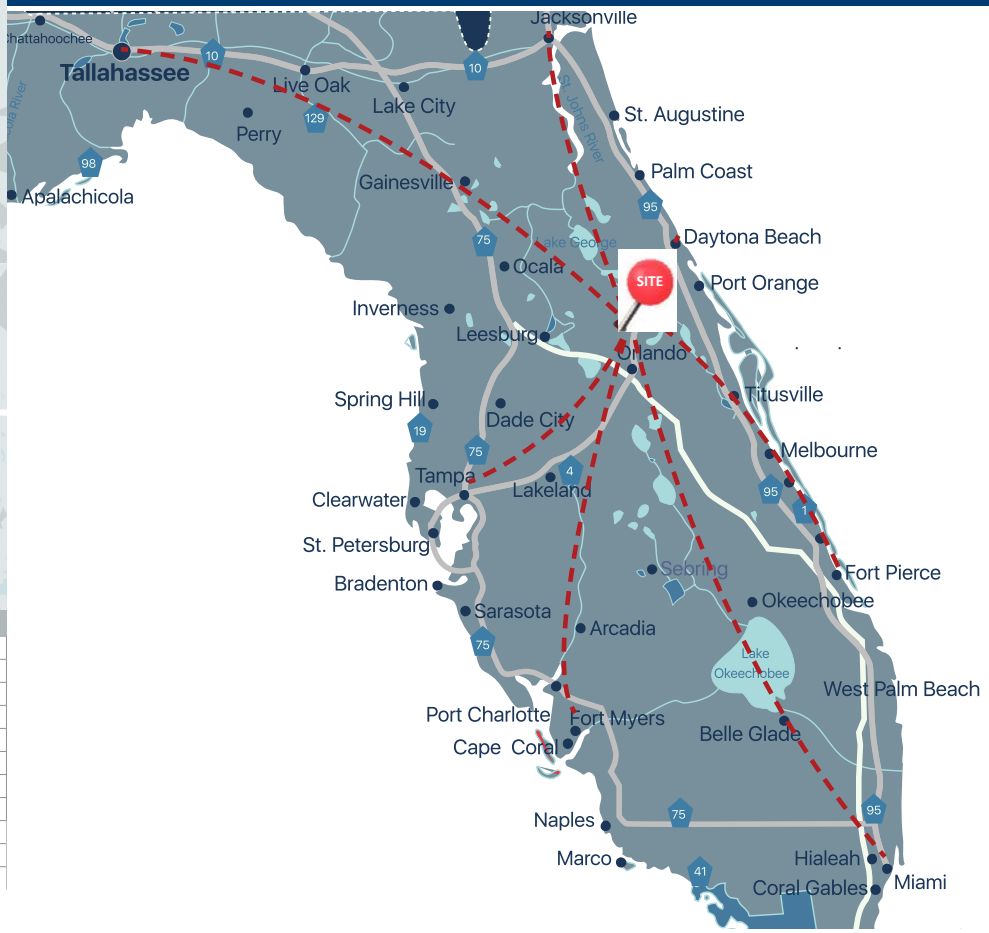
Average HH Income: $126,309

Average Home Value: $470,000

Average Hourly Wage: $16.91-$30.21

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

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



DAVID MURPHY
Vice Chairman
+1 407 404 5020
david.murphy@cbre.com

MONICA WONUS
Executive Vice President
+1 407 404 5042
monica.wonus@cbre.com

JEFF GRAY
Vice President
+1 407 404 5097
jeff.gray1@cbre.com

GABY GISSY
Associate
+1 407 404 5012
gaby.gissy@cbre.com

SHARIF BAKER
Associate
+1 407 404 5018
sharif.baker@cbre.com

Graham&Co Chesterfield. CBRE

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.