

For Lease

Rinehart Ridge IV

660 Century Point | Lake Mary, FL 32746



34,950± sf available

Will subdivide

**AVISON
YOUNG**

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YOUNG**

660 CENTURY POINT



Introduction

Rinehart Ridge IV is a ±70,400 SF office building that sits on 9.68± acres just east of the intersection of Rinehart Road and Wallace Court near C.R. 46A and Interstate-4 in Lake Mary. The property is minutes from Interstate-4 and S.R. 417/S.R. 429 interchange providing an ideal location, benefiting from quick access to major thoroughfares and close proximity to outstanding neighborhoods, shopping, and restaurants.

PROPERTY HIGHLIGHTS

**EASY ACCESS TO INTERSTATE-4,
S.R. 417 AND S.R. 429**

VOLUME CEILINGS THROUGHOUT

HIGHLY VISIBLE FROM INTERSTATE-4

8/1,000 SF PARKING RATIO

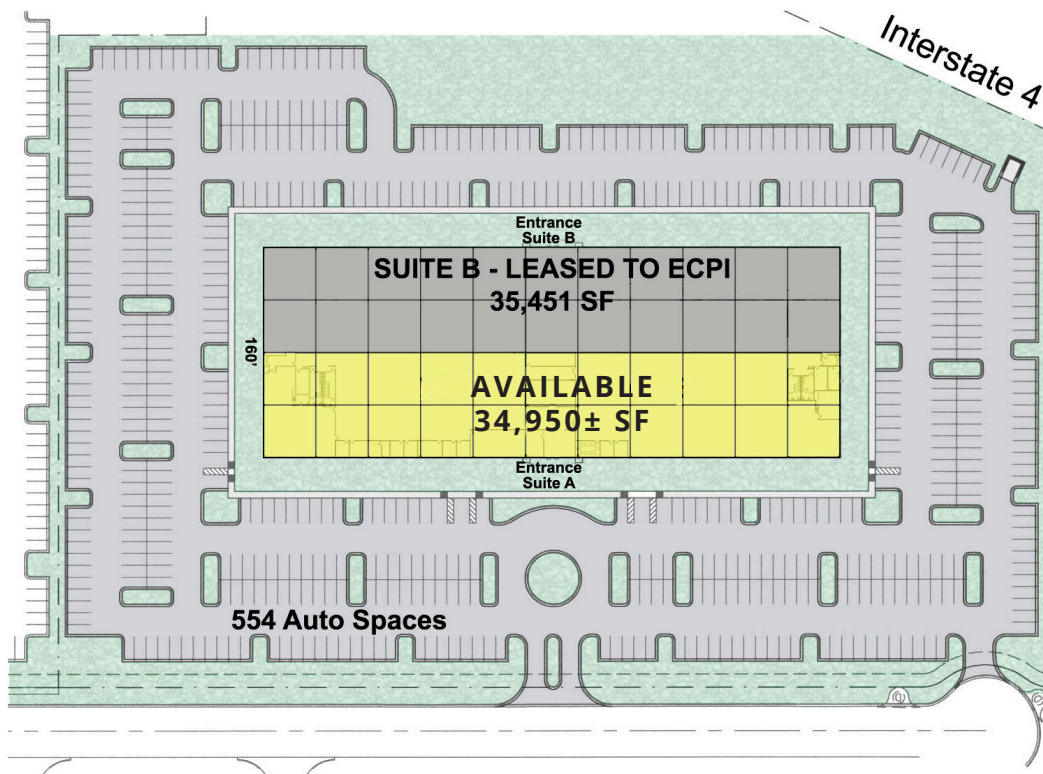
MONUMENT SIGNAGE

ZONING: M-2/A

OPEN FLEXIBLE FLOOR PLAN

LEASE RATE - \$18.50/SF NNN





SITE

City of Lake Mary
 Zoning M-2A Medium Industrial
 Site Area 9.686 acres
 554 Auto Parking Spaces

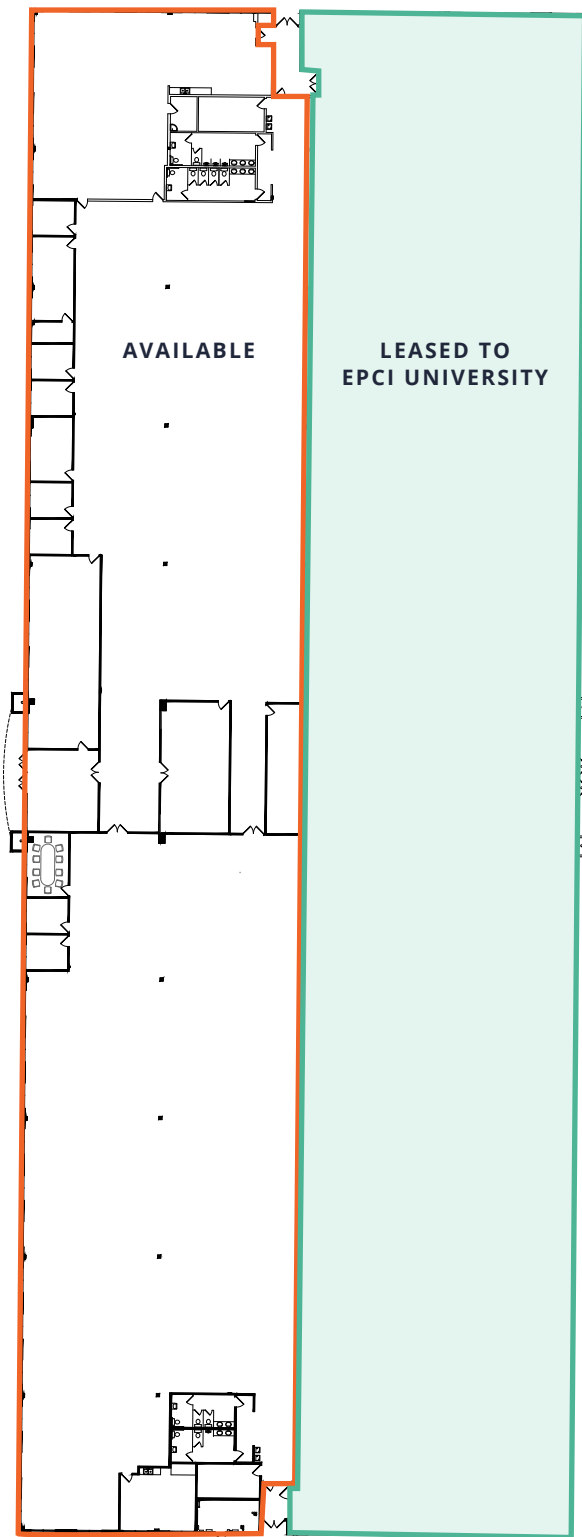
CONSTRUCTION

Ceiling 12' - Structure 15'
 4" Thick Floor - Tilt wall
 PVC Single Ply Roof
 Sprinkler 0.15 gpm / 2,000 SF

UTILITIES

FPL - 2,000 Amp - 277/480 Volt
 City of Lake Mary - Water
 City of Lake Mary - Sewer
 BellSouth - Fiber Available

±34,950 SF



±34,950 SF

