

1080 GREENWOOD BLVD

OWNER/USER OPPORTUNITY
INFILL WAREHOUSE WITH I-4 FRONTAGE
+/- 75,000 SF | LAKE MARY, FL



**+/- 2 ACRES
AVAILABLE
EXPANSION LAND**



OFFERING SUMMARY

1080 Greenwood Blvd, (“the Property”) is a freestanding, 75,000 square foot (“SF”) infill warehouse situated in the heart of the Lake Mary/Sanford Industrial Submarket in Orlando. This strategically located warehouse sits at the northern edge of the Orlando metropolitan area, providing unparalleled access to major transportation arteries, including immediate proximity to I-4. With Lake Mary Blvd nearby, users will enjoy convenient access to a range of amenities and services.

Originally constructed as a build-to-suit for Scholastic Book Fairs in 1995 and expanded in 1999, the Property boasts tilt-wall construction, tinted windows, and multiple architecturally pleasing facades. The facility is thoughtfully designed with two +/- 25,000 SF office floor plates and a +/- 25,000 SF warehouse. The warehouse features 30’ clear heights, six dock-high loading doors, and one drive-up ramp, catering to diverse operational needs.

Currently owned and occupied by Microvast, Inc., a leader in lithium-ion battery solutions, the Property is well-equipped for high-tech industrial applications. Site capabilities include advanced battery analysis and e-chem testing facilities, a 3D printing workshop, and systems engineering capabilities. It also supports battery simulation, advanced BMS, component materials industrialization, and novel battery prototyping. The Property has been significantly enhanced by current ownership, making it an ideal location for businesses involved in cutting-edge technology and component material development.



INVESTMENT HIGHLIGHTS

DIVERSE TENANT BASE WITH STABILITY AND UPSIDE

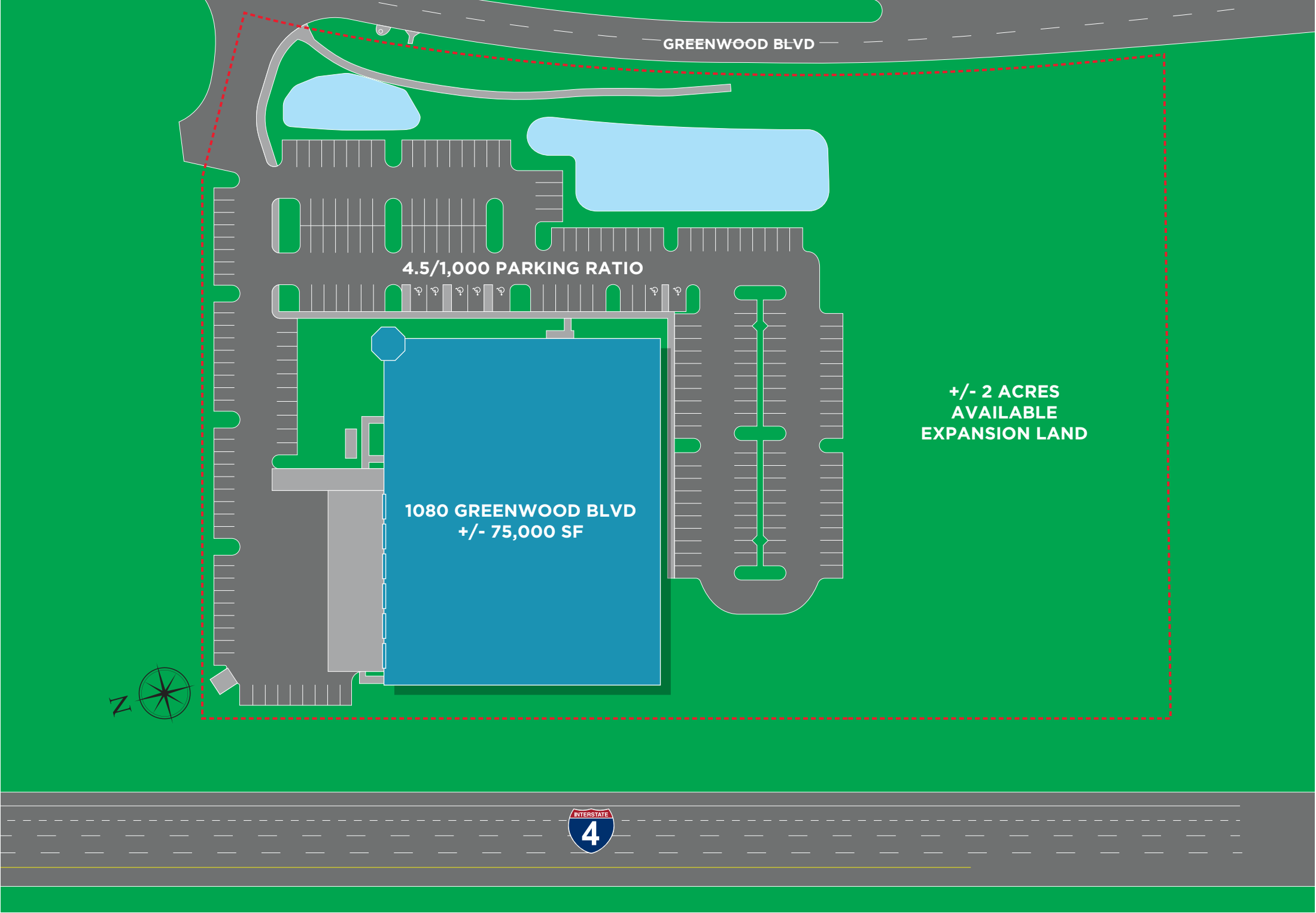
- » The Property boasts a unique configuration with approximately 50,000 SF of office space spread across two stories and an additional 25,000 SF of warehouse space. This versatile layout is ideal for a range of users who require both office and warehousing functions on-site
- » Ample parking is available with 225 spaces, translating to a convenient 4.5 spaces per 1,000 SF of office space
- » The site spans approximately 5.2 acres and includes an adjacent, contiguous 2-acre parcel directly to the south. This additional land provides flexibility for potential building expansions or increased parking capacity
- » Prominent visibility with multiple signage opportunities, including building signage visible from I-4
- » Immediate access to I-4 and proximity to a variety of amenities along Lake Mary Blvd, enhancing convenience for both employees and clients



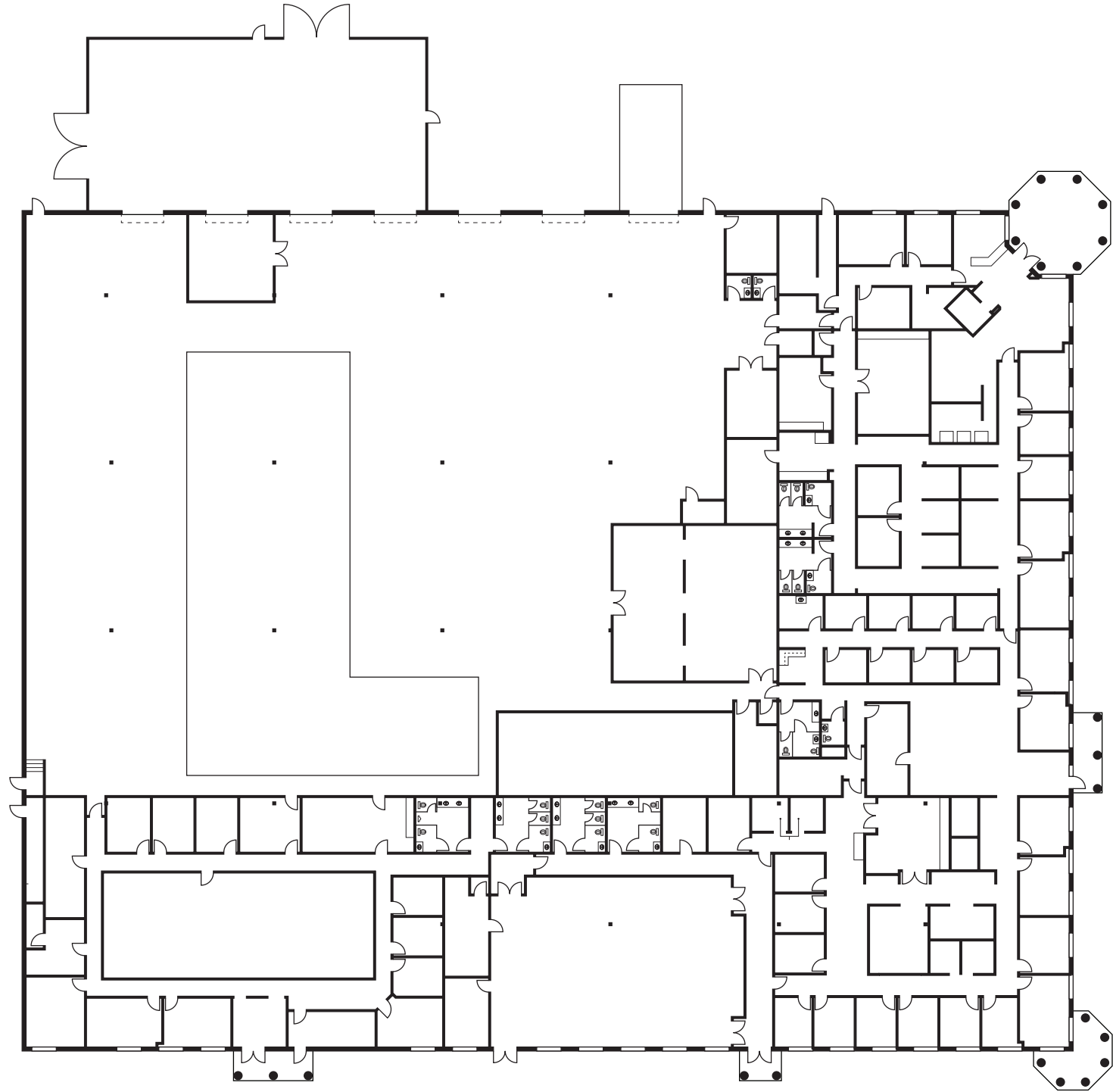
PORTFOLIO INFORMATION

TOTAL AREA	
WAREHOUSE	25,000 SF
OFFICE	50,000 SF (25,000 SF each floor)
OUTDOOR EQUIPMENT/UTILITY YARD	3,000 SF
WAREHOUSE DETAILS	
	1,500 SF air conditioned work room
	1,100 SF storage cage
	4,650 SF partially constructed cleanroom/dryroom
	2 truck docks + ramp access
OFFICE DETAILS	
	1,630 SF partially constructed laboratory area
	Eating area w/ attached kitchen
	Rec room
	5 break rooms
	500 SF executive conference rooms
	Multiple potential conference rooms
	Server rooms
FOUNDATION	Continuous reinforced concrete footings at the building perimeter and solated spread footings at the interior columns
LOADING	6 Dock High, 1 Drive-In
ROOF	
Original Building West	19,500 SF, single-ply, installed 2018
Original Building East	15,000 SF, single-ply, installed 2014
Building Addition	15,100 SF, single-ply, installed 2018
Original Building Canopy	600 SF, standing-seam metal, installed 1995
Building Addition Canopy	210 SF, standing-seam metal , installed 1999
ZONING	M-1A (Very Light Industrial)
EMERGENCY POWER	Provided by 150-kw Generac gas-fired engine-generator set
ELEVATORS	Two, hydraulic passenger elevators, 29 and 25 years old, under service agreement with Atis Elevator Inspections, LLC
POWER	DUKE Energy
WATER	City of Lake Mary
SEWAGE	Seminole County Utilities

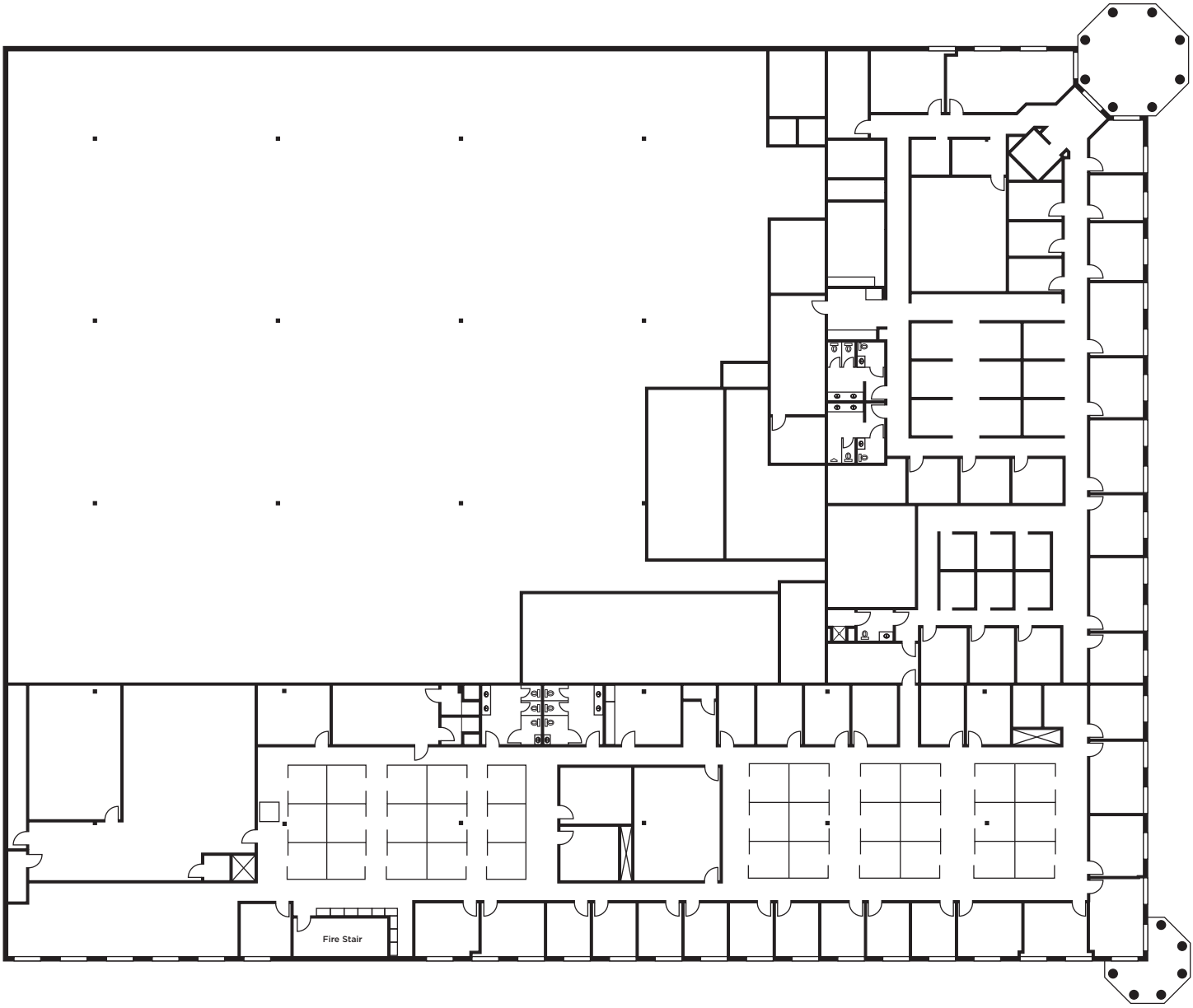
SITE MAP



FLOOR PLAN - FIRST FLOOR



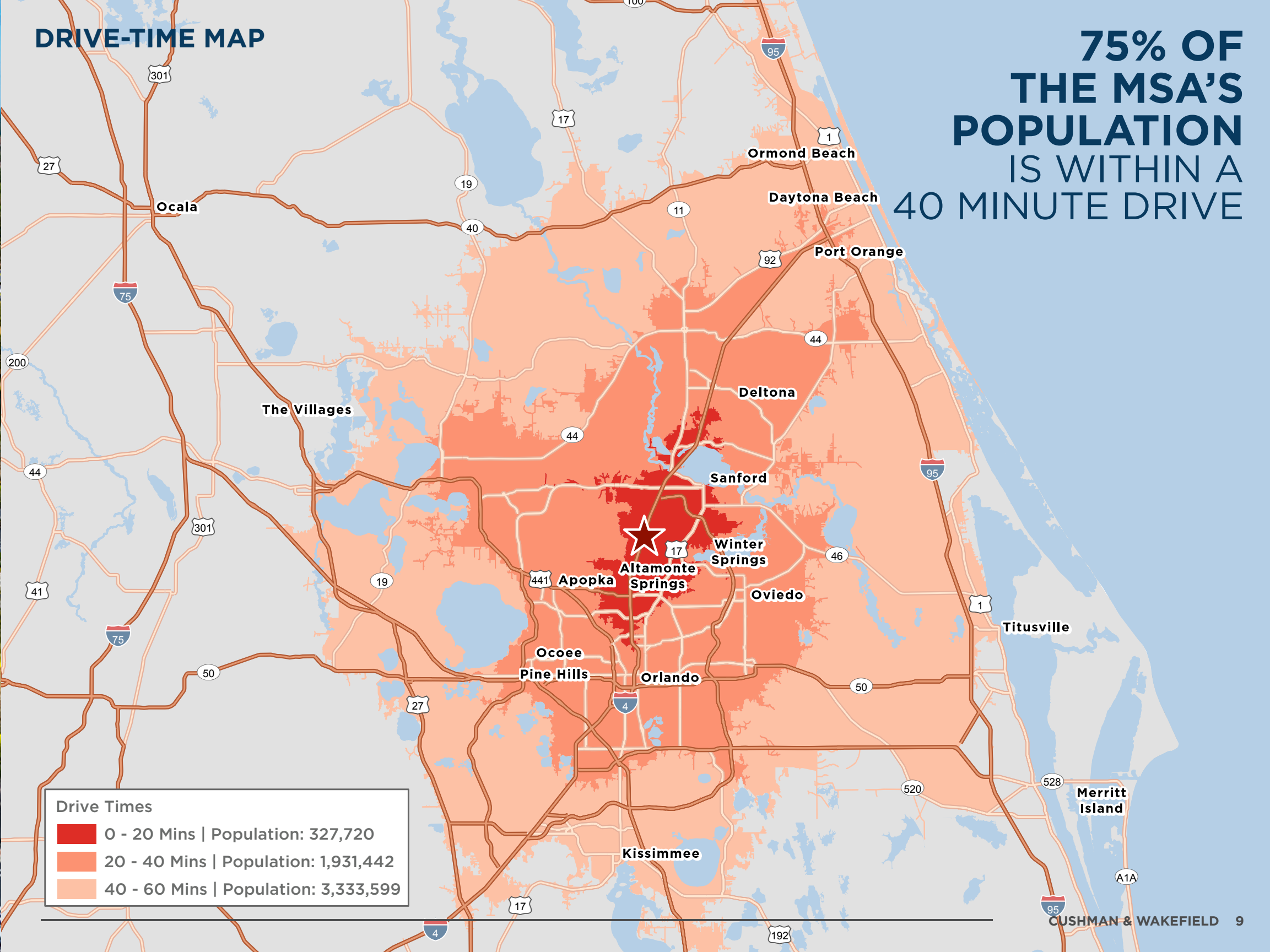
FLOOR PLAN - SECOND FLOOR



NEARBY AMENITIES



DRIVE-TIME MAP



75% OF
THE MSA'S
POPULATION
IS WITHIN A
40 MINUTE DRIVE



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