

# BIG TREE CROSSING BUSINESS PARK

1969 Corporate Square  
LONGWOOD, FL 32750

FOR SALE



**9,038 SF AVAILABLE  
FOR IMMEDIATE BUYER OCCUPANCY**



SCAN QR CODE FOR 3D TOUR 

**BLACK  
LINE**

# Investment Overview

1969 Corporate Park | 9,038 SF Office|Flex Headquarters | Longwood, FL

1969 Corporate Park is a 9,038 SF office/flex headquarters situated in the sought-after Big Tree Crossing Business Park in Longwood, Florida. Current ownership has invested **\$224,000± in capital improvements**, including:



- Installation of a diesel generator
- Complete fire suppression replacement
- Modernized electrical and low-voltage systems



- New exterior paint, parking lot repairs, and tree removal
- Interior upgrades with new ceilings, carpet, drywall, and plumbing

These enhancements have created a facility that is durable, efficient, and fully move-in ready. Constructed with prefinished insulated metal panels and a brick veneer façade, the property delivers long-term energy efficiency, reduced insurance costs, and strong curb appeal.

## ASKING PRICE

**\$1,800,000**; seller will consider all market offers

## Flexible Occupancy

Designed with owner-users in mind, the building features three separately metered suites (1969/1971/1973), providing the ability to fully occupy the asset, expand as needed, or lease surplus space for additional income. Each suite includes a 12' x 12' overhead door, ample surface parking, and substantial office build-out—ideal for contractors, design/engineering firms, logistics providers, and professional service users.

## Favorable Tax Environment for Massive Annual Savings versus Peers

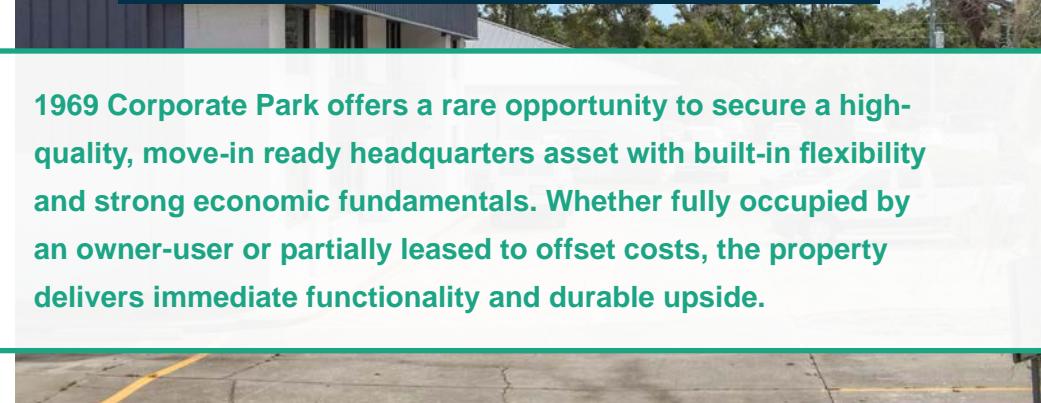
Located in unincorporated Seminole County, the property benefits from a 2024 millage rate of just 13.2090, with only minimal non-ad valorem assessments (e.g., \$76.50 street-lighting district). This produces materially lower operating costs than neighboring municipalities, including Longwood (15.8334), Sanford (17.6584), unincorporated Orange County (~16.1–16.5), and Orlando (19.0–19.7). For a property of this value, the difference equates to thousands in annual savings—roughly \$5,300 vs. Longwood and as much as \$13,000–\$15,600 vs. Orlando—enhancing both operational efficiency and long-term investment performance.

## Prime Location

Positioned just off Ronald Reagan Boulevard and two miles from I-4 (SR-434 interchange), 1969 Corporate Park provides excellent regional access to Orlando's employment centers, executive housing, and surrounding retail corridors. Seminole County remains one of Central Florida's most desirable submarkets, with low vacancy, consistent rent growth, and strong fundamentals that reinforce long-term value.

## PROPERTY HIGHLIGHTS

- **9,038 SF office/flex headquarters**
- **\$224K± in recent upgrades**
- **Three separately metered suites with functional office build-outs**
- **Favorable Unincorporated Seminole County tax environment with substantial annual savings**
- **Excellent access via Ronald Reagan Blvd. and I-4**
- **Located in one of Central Florida's most stable and desirable flex corridors**



**1969 Corporate Park offers a rare opportunity to secure a high-quality, move-in ready headquarters asset with built-in flexibility and strong economic fundamentals. Whether fully occupied by an owner-user or partially leased to offset costs, the property delivers immediate functionality and durable upside.**

# SITE PLAN



1969  
Corporate Square  
LONGWOOD, FL 32750

**BIG TREE CROSSING BUSINESS PARK**

- 1 Building
- Three separate suites, each unit separately metered
- 9,038 SF
  - Suite 1969: 4,105± SF (24% warehouse)
  - Suite 1971: 1,396± SF (33% warehouse)
  - Suite 1973: 3,537± SF (31% warehouse)
- Approximately 70% office; 30% warehouse
- 0.65 acres
- Highly favorable M-1 zoning
- Prefinished insulated metal panel construction with steel framing, accented by brick/stucco veneer along the front façade.
- \$224,000 in renovations completed by ownership
- Three (3) 12' x 12' roll-up doors in rear
- 16'-18' clear height in warehouse areas
- Fully sprinklered facility
- Approx. 24± Parking Spots

# Site Improvements



BEFORE

AFTER

**\$224,000**  
in capital improvements completed  
by current ownership

## Owner's Capital Improvements

AMOUNT	DESCRIPTION
\$60,000	Silicone Roof Coating
\$32,000	Fire Alarm & Sprinklers
\$25,000	Int/Ext Paint
\$25,000	Carpet Installation
\$25,000	Bathroom Remodels & Additions
\$18,000	Acoustical Ceiling & Lighting
\$16,000	Landscaping / Tree Removal
\$15,000	Electrical & Mechanical Duct Work
\$5,000	Trim & Doors
\$3,000	Security System Installation

# Amenities Aerial

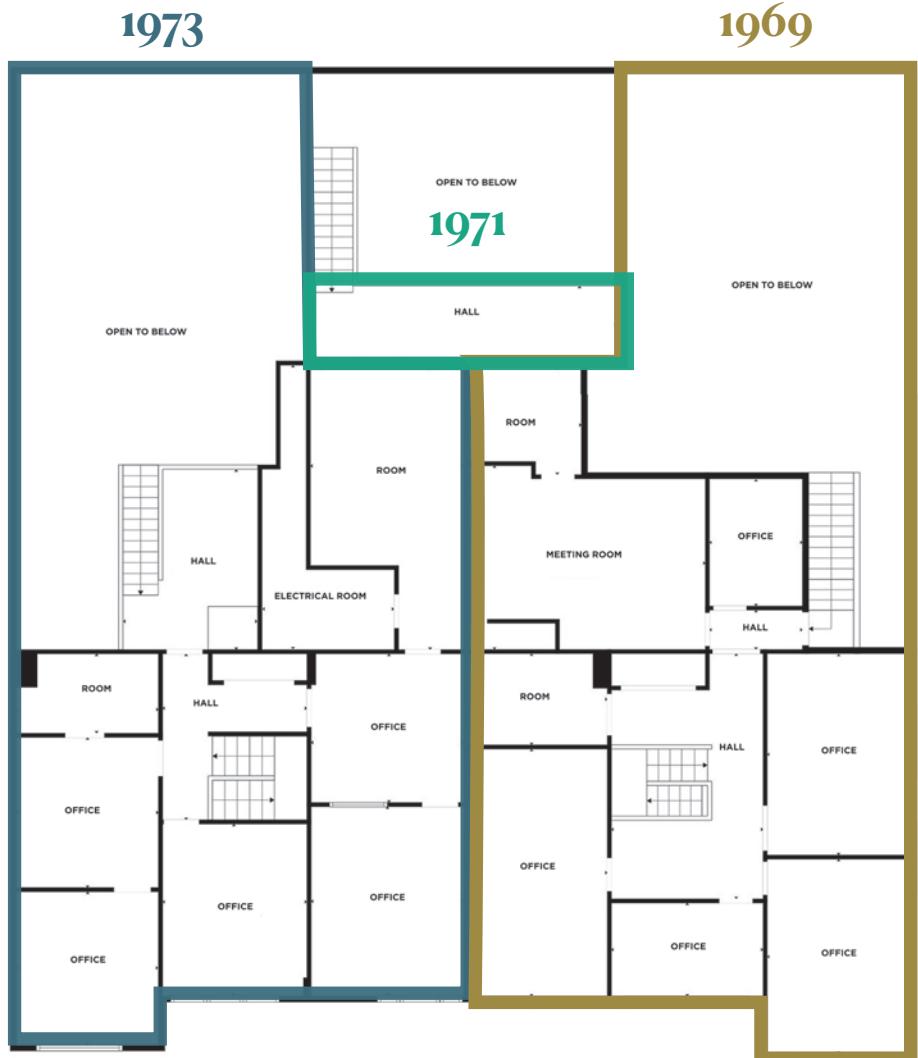


1969 Corporate Square  
LONGWOOD, FL 32750

## FIRST FLOOR



## SECOND FLOOR



# Site Description

**Gross Site Area:**

±0.65 acres (28,314 SF)

**Subdivision:**

Big Tree Crossing Phase 1

**County / Jurisdiction:**

Seminole County (unincorporated)

**Property Address:**

1969 Corporate Square, Longwood, FL 32750

**Parcel ID:**

29-20-30-510-0000-0220

**2024 Milage Rate:**

13.2090

**2024 Real Estate Taxes:**

\$11,397.91

(reflects 4% early payment discount)

**Access:**

Directly off Corporate Square within the Big Tree Crossing Business Park, with convenient access from N. Ronald Reagan Boulevard.

**Zoning:**

M-1 (Industrial) — permits a broad range of uses including industrial/flex, office, auto service and repair, mechanical garages, paint/body shops, contractor shops, light/heavy manufacturing, storage yards, and warehouse/distribution.

**Utilities:**

Electric: Duke Energy

Phone/Data: CenturyLink

Water/Sewer: Seminole County Utilities

**Environmental:**

No known environmental issues associated with the site or building. The property is not listed in any environmental regulatory database.

**Storm Water Drainage:**

Runoff is collected via on-site inlets and catch basins and conveyed through underground piping to the Big Tree Crossing Business Park's shared retention pond system. These privately maintained ponds provide water quality treatment and detention in compliance with SJRWMD requirements, with controlled discharge to Seminole County's municipal stormwater system.

**Adjacent Sites:**

Surrounding properties are primarily office/flex and industrial/flex. Neighboring users include doors & windows fabrication, print/fulfillment, roofing contractors and supply, stone/granite fabrication and hardscape showrooms, construction equipment rental, and auto/powersports dealerships along Ronald Reagan Boulevard and US-17/92.

# Physical Improvements

## Building Rentable Square Footage:

±9,038 SF (estimated per the most recent BOMA standards, Method B for office/flex buildings, and cross-referenced with Seminole County record documents)

## Year Built:

1984

## Parking:

Approximately 24 total spaces, with additional capacity at the rear and east side. Ample surface parking at the front and sides of the building, with a mix of standard and oversized spaces.

## Exterior Lighting:

Wall-mounted fixtures along façades provide illumination for parking and pedestrian areas; additional pole lighting is located within the business park.

## Signage:

Prominent building signage opportunities on each suite's façade, visible from Corporate Square.

## Landscaping:

Mature landscaping with irrigated lawns and planting beds maintained by the business park.

# Construction Details

## Exterior

### Foundation/Footings:

Concrete slab over vapor barrier on well-compacted soil.

### Structural:

Pre-engineered rigid steel frame.

### Exterior Walls:

Prefinished insulated metal panels (IMP) with brick/stucco veneer accents along the primary façade.

### Overhead Doors:

Three rear grade-level overhead doors, one per suite, each approx. 12' × 12'.

### Roof:

Standing-seam metal roof system on a pre-engineered steel frame, maintained under current ownership as part of ongoing capital improvements.

### Ventilation & Air Distribution:

Four HVAC units provide cooling to office areas. Warehouse space is supported by wall-mounted louvers and natural air exchange, with options for supplemental systems if required.

### Access & Security:

Each suite features independent front entry, rear warehouse access, and separate electrical metering, supporting either multi-tenant occupancy or full-building use.

## Interior

### Interior Office Finishes:

Mix of private offices, open work areas, reception, conference, and common areas finished with painted gypsum walls, commercial-grade carpet or LVT flooring, and suspended acoustical tile ceilings with recessed LED lighting. Each suite includes a reception area

### Flex/Warehouse Space:

Approximately 30% of the building configured for warehouse/distribution, with reinforced concrete slab floors, clear heights of ±16–18 feet, and rear overhead door access.

### Restrooms:

Four total restrooms—one each in Suites 1973 and 1971, and two in Suite 1969.

### Ceilings:

Warehouse clear heights of ±16–18 feet; office areas feature drop ceilings with heights of 8–10 feet, with higher ceilings in select hallways, private offices, conference rooms, and kitchen spaces.

### Windows:

Aluminum-framed windows with insulated glass provide natural light to office areas.

### Fire/Life Safety:

Full building fire suppression system replaced under current ownership, with modern smoke detection and alarm systems in place.

# Sales Comparables



**GOLDENROD PLAZA**  
4063 N. Goldenrod Road  
Winter Park, FL 32792

Year Built	1986
Size	12,060
Sale Price	\$2,500,000
Price per SF	\$207
Occupancy	66%
Sale Date	Aug-2025



**4319 35TH STREET EAST**  
4319 35th Street East  
Orlando, FL 32811

Year Built	1997
Size	9,880
Sale Price	\$2,600,000
Price per SF	\$263
Occupancy	0%
Sale Date	Aug-2025



**585 TECHNOLOGY PARKWAY**  
585 Technology Park  
Lake Mary, FL 32746

Year Built	1985
Size	5,400
Sale Price	\$1,435,000
Price per SF	\$266
Occupancy	0%
Sale Date	July-2025



**4315 ROUSH AVENUE**  
4315 Roush Avenue  
Orlando, FL 32803

Year Built	1973
Size	6,805
Sale Price	\$1,630,000
Price per SF	\$239
Occupancy	0%
Sale Date	July-2025



**385 S. PEARL LAKE CAUSEWAY**  
385 S. Pearl Lake Causeway  
Altamonte Springs, FL 32714

Year Built	2007
Size	15,192
Sale Price	\$3,100,000
Price per SF	\$204
Occupancy	0%
Sale Date	May-2025



**1041 CROWN PARK CIRCLE**  
1041 Crown Park Circle  
Winter Garden, FL 34787

Year Built	2006
Size	14,937
Sale Price	\$2,940,000
Price per SF	\$198
Occupancy	0%
Sale Date	April-2025



**531 SOUTH STATE ROAD 434**  
531 South State Road 434  
Altamonte Springs, FL 32714

Year Built	2000
Size	6,990
Sale Price	\$1,600,000
Price per SF	\$229
Occupancy	0%
Sale Date	April-2025



**815 EYRIE DRIVE**  
815 Erie Drive  
Oviedo, FL 32765

Year Built	1988
Size	7,000
Sale Price	\$1,350,000
Price per SF	\$193
Occupancy	0%
Sale Date	Oct-2024

# Orlando Office Market Overview

The Orlando MSA office market consists of 7,897 buildings totaling nearly 106.87 million square feet across 12 key submarkets. The largest submarkets include the Central Business District (CBD), Tourist Corridor, Maitland, and Lake Mary/Heathrow. Class A inventory accounts for 28.0% of the total market. In 2Q25, the average asking rental rates for assets fell at \$30.02 PSF (FSG).

Within a 3-mile radius of the Subject Property, there are 409 office buildings totaling 5.6 million SF. The total vacancy rate in this area for office buildings under 20,000 SF stands at 4.0%, an increase from 2.5% the prior quarter and outpacing the Orlando average of 4.4% for similar-sized office buildings with an average asking rent of \$29.67 PSF (FSG).

## Rental Rates



- Gross rent for the Orlando MSA increased 5.3% year-over-year to \$29.00 PSF (FSG) from \$27.54 PSF (3Q2024).
- Over the past five years, rents have risen 21.24%, supported by strong demand as both private individuals and corporations migrated to Florida post-COVID to benefit from the state's business-friendly environment.

## Vacancy



- Per CoStar, overall office vacancy rates at the end of 2Q2025:

**3.5%**

Buildings under 10,000 SF

**4.5%**

Buildings under 25,000 SF

**5.8%**

Buildings under 50,000 SF

## Leasing Activity & Absorption



- Leasing activity in 2Q2025 totaled 459,265 SF, bringing the year-to-date total to 1,227,822 SF in total leasing activity as of September 13, 2025.
- Net absorption for YTD as of 9/13/25 stands at 3,297,625 SF, indicating a stabilizing office market as the work-from-home trend stabilizes and major companies scale back remote work policies.

Vacancy (Bldgs.  
<10,000 SF) –  
3.6% in 2Q25

400,968 SF  
Leasing Activity  
(YTD 9/13/25)

\$35.30 PSF -  
Average Gross  
Rent (FSG) 2Q25

16.4% Avg. 3-yr  
Rent Growth

39.97% 5-year  
Rent  
increase

# Orlando Industrial Market Overview

The Orlando MSA industrial market consists of 5,748 buildings totaling 186.86 million square feet across 7 key submarkets. The largest submarkets include the Southeast Orange, Northwest Orange, Southwest Orange, and Seminole County submarkets.

Within a 3-mile radius of the Subject Property, there are 398 office buildings totaling 7.6 million SF. The total vacancy rate in this area stands at 4.7%, an improvement from 5.0% the prior quarter and outpacing the Orlando average of 8.7% with an average asking rent of \$13.82 PSF (NNN).

## Rental Rates



- Direct rents averaged \$12.80 PSF NNN in 2Q25 — up 96.32% from \$6.28 PSF NNN five years ago.
- Rents have climbed 52.4% over the past three years, consistently ranking Orlando among the top markets in the U.S. for industrial rent growth.

## Leasing Activity & Absorption



- Total direct leasing activity reached 7.822 million SF year-to-date 9/13/25, with 9.658 million SF leased in 2024.
- Direct net absorption in 2024 totaled 380,882 SF.
- Orlando has posted positive net absorption in 15 of the past 18 quarters (83%).

## Vacancy



- Overall industrial vacancy rates at the end of 2Q2025:

**2.0%**

Buildings under 10,000 SF

**2.9%**

Buildings under 25,000 SF

**4.8%**

Buildings under 50,000 SF

## Construction & Recent Completions



- At the close of 2Q2025, ~3.499 million SF was under construction.
- Construction completions in 2024 totaled 7.071 million SF.

Orlando's industrial market remains one of the most dynamic in the country, with strong demand, low vacancy, and continued rental growth positioning it as a key logistics and distribution hub in Florida.

Vacancy (Bldgs. <10,000 SF) – 2.0%	9.66m SF Leasing Activity (2024)	\$12.80 PSF - Average Direct Rent (NNN)	52.3% 3-year Avg. Rent Growth	96.3% 5-year Avg. Rent Growth
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# Florida Job & Economic Overview

Florida's economy repositioned over the past two decades. The shift from a reliance on agriculture and tourism to more advanced industries, including high-tech, life sciences, healthcare, business service, and eCommerce helped to diversify the economy and softened the blow of job losses during the pandemic. There are 11.2 million people in the civilian labor force in a right-to-work state.

Florida's \$1.6 trillion economy is the **4th largest in the U.S. and ranks 16th in Gross Domestic Product (GDP)** among the world's largest economies. With \$68.9 billion in goods exported in 2023, Florida is an export powerhouse and 6th highest among all states. One out of every five companies that exports in the U.S. is in Florida.

The world's focus has shifted to Florida's success story as the state has seen a massive influx of population growth. In 2023, Florida was the #2 place people moved to in the U.S.

The state has and is investing in its infrastructure. Florida also has two of the world's busiest airports. Both Miami and Orlando have international airports that cater to millions of tourist visitors.

**23.0M**

**TOTAL  
POPULATION**

**+319,000**

**POPULATION GAIN  
(2022)**

**1.0M**

**NET MIGRATION  
(2020-2024)  
(DOMESTIC/INTERNATIONAL)**

**10.5M**

**LABOR  
FORCE**

**3.3%**

**UNEMPLOYMENT RATE  
(JULY 2024)**

**5.5%**

**STATE CORPORATE  
INCOME TAX RATE**

FLORIDA HAS  
**5 OUT OF 10**  
TOP CITIES PEOPLE  
ARE MOVING TO



**180**  
BASIS POINTS HIGHER  
FOR JOB GROWTH 2023

**1.5%**  
NATIONAL AVERAGE

**3.3%**  
FLORIDA

# Why Florida



OVER  
**\$1.6**  
TRILLION  
GDP  
GROSS DOMESTIC PRODUCT

**16<sup>th</sup>**  
Largest in  
the world

## FLORIDA'S RECENT INVESTMENT IN INFRASTRUCTURE

Florida recently passed the Infrastructure Investment and Jobs Act which provides \$973 billion in funding over five years from FFY 2022 through FFY 2026, including \$550 billion for new investments for all modes of transportation, water, power/energy, environmental remediation, public lands, broadband, and resiliency

During 2023, Florida passed the Moving Florida Forward Infrastructure Initiative which allocates \$4 Billion to the over \$64 billion already allocated to transportation investments. Planned projects include congestion relief on I-4 between Orlando and Tampa as well as US 301 realignment to Florida's Turnpike



**#1**

BEST STATE FOR  
INFRASTRUCTURE  
*USA Today*

**#1**

STATE FOR HIGHER  
EDUCATION  
*U.S. News & World Report 2021*

**#3**

LARGEST WORKFORCE  
IN THE U.S.  
*U.S. Chamber of Commerce*

**#4**

BEST STATE FOR  
HIGH-TECH EMPLOYMENT  
*TechAmerica*

**#1**

BEST STATE IN THE SOUTHEAST  
FOR BUSINESS TAX ENVIRONMENT  
*Tax Foundation*

**#2**

LARGEST FOREIGN TRADE ZONE  
NETWORK IN THE COUNTRY

**#4**

BEST TAX CLIMATE

**NO**

PERSONAL STATE  
INCOME TAX

# Pro-Business Climate

## Industry Highlights

**Tourism** - With over 135 million visitors to the state in 2023, tourism is one of the top economic engines for Florida, generating over \$125 billion in economic activity annually. Domestic tourism dominates with 91% of visitors, many of them repeats and 9% coming from international markets. This market is primed for continued growth as the pandemic eventually becomes an endemic and pent-up consumer demand accelerates.

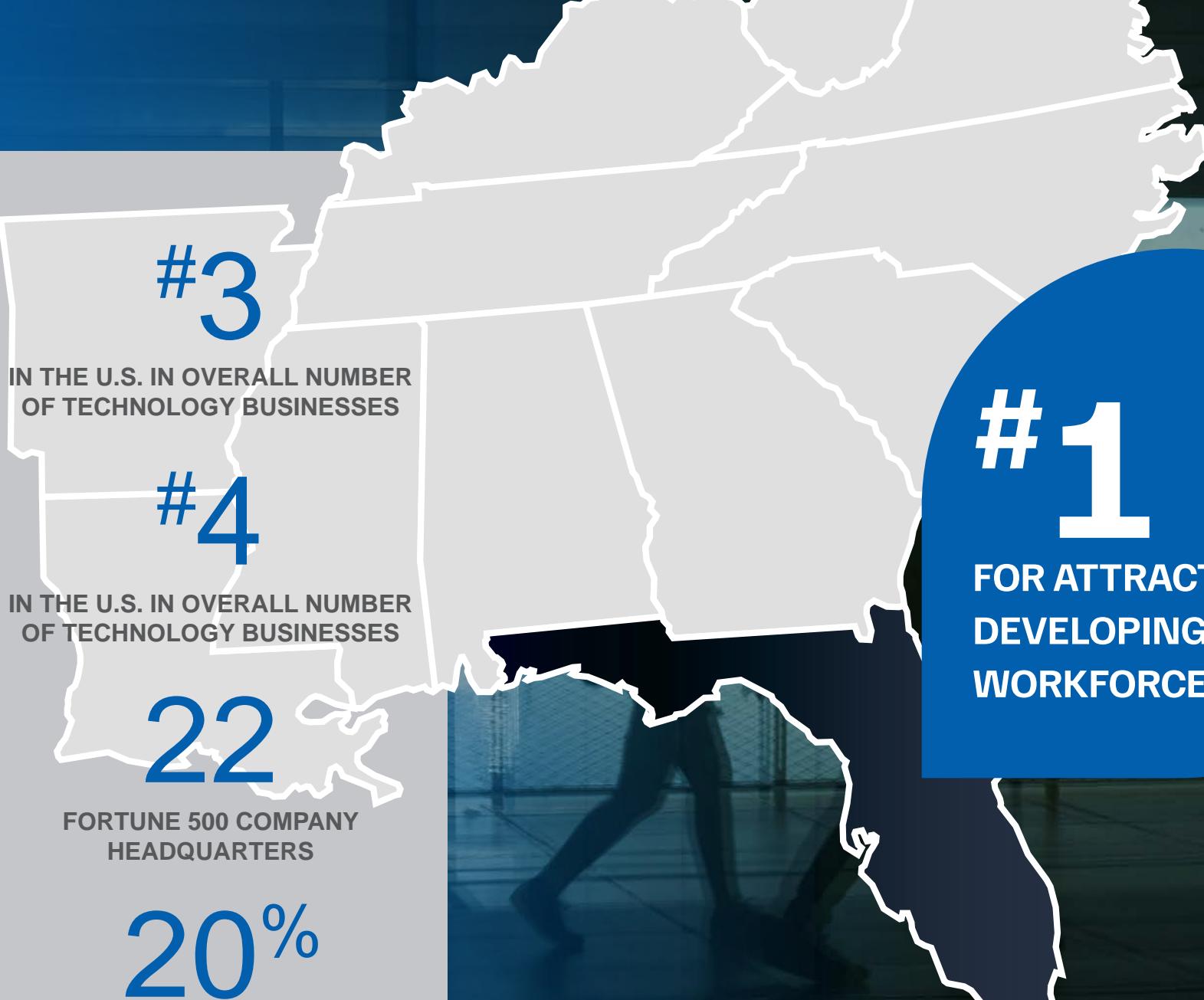
**Trade** - Florida benefits from its location and is ideally positioned to be a global hub for the trade & transportation sector. It employs over 630,000 workers with consistent employment growth year-over-year.

**Technology** - Florida employs over 480,000 workers in the tech sector, the 4th highest of any state in the U.S., and has nearly 38,000 technology businesses, the 3rd most of any state.

**Professional and Financial Services** - Florida is home to the 3rd largest cluster of insurance and banking companies in the U.S. This is a direct result of the state's pro-business policies, and further accelerated by direct access to an educated and diverse labor pool. Florida has nearly 920,000 workers in the financial, insurance, and professional services area.

**Space Industry** - One bright spot for Florida's economy recently is its growth in the space industry. Two active spaceports highlight the importance the aviation and aerospace industry played in Florida's development and growth. There are over 17,000 aerospace-related companies in the state which employ over 130,000 people. Florida serves as a launch site for Elon Musk's Space X project, which continues to innovate space travel and exploration.

**Healthcare** – With a growing retirement-age population, healthcare adds almost \$177 billion to the state's economy annually. Healthcare supports the addition of over 900,000 new direct and indirect jobs.



#3

IN THE U.S. IN OVERALL NUMBER  
OF TECHNOLOGY BUSINESSES

#4

IN THE U.S. IN OVERALL NUMBER  
OF TECHNOLOGY BUSINESSES

22

FORTUNE 500 COMPANY  
HEADQUARTERS

20%

OF U.S. COMPANIES  
EXPORTING GOODS  
INTERNATIONALLY  
ARE IN FLORIDA



#1

FOR ATTRACTING &  
DEVELOPING SKILLED  
WORKFORCE

# Pro-Business Climate



## CONSISTENT POPULATION GROWTH

Florida is the third most populous state in the nation after California and Texas. Florida experiences significant population inflows from other states due to its robust economy and high quality of life.

Florida's lack of state income tax has always been a reason for tax migration from higher tax states in the north. Migration to Florida was accelerated with the passage of the 2017 federal tax reform package and even more so in 2Q20 when the pandemic hit. People began fleeing tax-heavy states in lockdown for a better quality of life. New York and California top the list of states losing the most population base.

On average, Florida netted over 800 new residents every day in 2023.

**32%**

MORE AFFORDABLE  
THAN  
CALIFORNIA

**23%**

MORE AFFORDABLE  
THAN  
NEW YORK

**247**  
DAYS  
OF SUN

**2024**  
COST OF  
LIVING INDEX

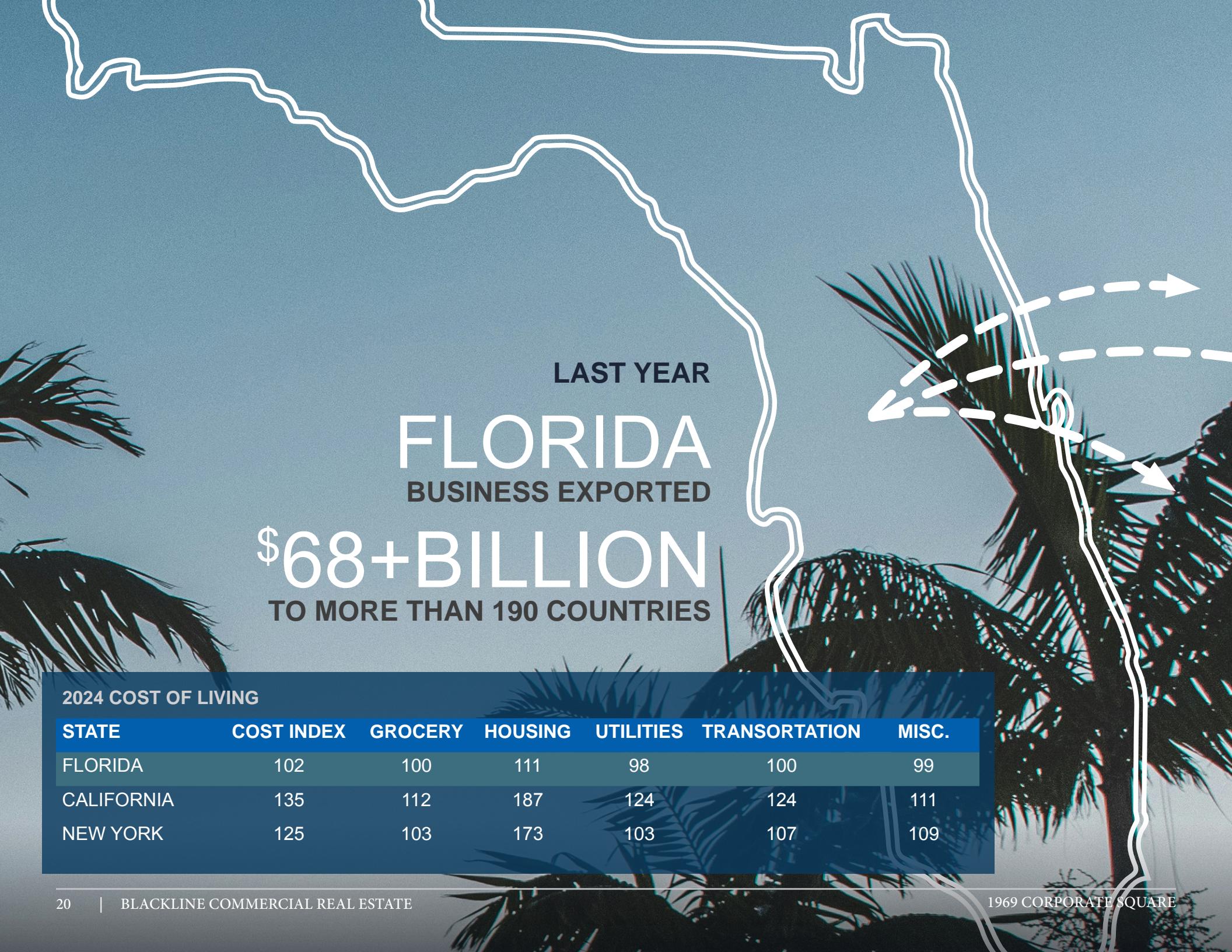
**FLORIDA**  
**102**

CALIFORNIA

**135**

NEW YORK

**125**

A white outline map of the state of Florida is centered on the page, set against a dark blue background. The map is partially obscured by several large, dark palm fronds in the foreground. In the upper right quadrant of the map, there is a dashed white line forming a path that starts from the coast and extends inland towards the center of the state. A large white arrow points to the right along this dashed line. The text is overlaid on the map area.

LAST YEAR  
**FLORIDA**  
BUSINESS EXPORTED  
**\$68+BILLION**  
TO MORE THAN 190 COUNTRIES

#### 2024 COST OF LIVING

STATE	COST INDEX	GROCERY	HOUSING	UTILITIES	TRANSPORTATION	MISC.
FLORIDA	102	100	111	98	100	99
CALIFORNIA	135	112	187	124	124	111
NEW YORK	125	103	173	103	107	109



## Confidentiality & Disclaimer Statement

This is a confidential Offering Memorandum intended solely for your own limited use to determine whether you wish to express any further interest in the property. This confidential memorandum contains brief, selected information pertaining to the business and affairs of the Site and has been prepared by Blackline Commercial Real Estate primarily from information supplied by the Owner and public databases. Although this confidential memorandum has been reviewed by representatives of the Owner, it does not propose to be all-inclusive, nor does it contain all the information which a prospective purchaser may require or desire. Neither the Owner, nor any of its officers, directors, employees or agents, nor Blackline Commercial Real Estate make any representation or warranty, expressed or implied, as to the accuracy or completeness of this confidential memorandum or any of its contents, and no legal liability is assumed or is to be implied by any of the aforementioned with respect thereto.

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## Offering Procedure

Offers should be submitted in the form of a standard non-binding Letter of Intent and must specify the following:

- Offer Price
- Length of Inspection Period
- Length of Closing Period
- Amount of refundable and nonrefundable earnest money deposit at execution of a Purchase and Sale Contract
- Amount of additional deposit upon expiration of the Inspection Period
- Source of Financing and Proof of Funds



**BLACK**  
LINE

1969 CORPORATE SQUARE, LONGWOOD, FLORIDA 32750