

FOR LEASE

INNOVATION CENTER AT LAKE MARY

2452

LAKE EMMA ROAD

Lake Mary, FL 32746



AVAILABLE: **22,731± - 318,895± SF**



PROPERTY OVERVIEW

- + Class 'A', Multi-Tenant Facility
- + Low Operating Expenses
- + Flexible Design with Cross Dock Capability
- + 565,927± Total Building Square Feet
- + 62,500± Total Square Feet of Office Space
- + Warehouse HVAC Available
- + Fully Insulated Warehouse Ceiling
- + Signage and Branding Opportunities



Owned and Managed by:
AMERICAN REAL ESTATE PARTNERS

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FOR LEASE INNOVATION CENTER AT LAKE MARY



PROPERTY SPECIFICATIONS

- + 50 Dock High Doors
- + 3 Grade Level Doors
- + Clear Height: 22' - 34'
- + Column Spacing: 30' x 80'
- + Heavy Power: 9,200 amps - 3 Phase 480 volt
- + ESFR Sprinkler System
- + Natural Gas Available
- + Parking Spaces: 565
- + Trailer Storage: 40-50 Trailers
- + Built: 1995-1998
- + 33.73± Acre Site
- + Zoned M1-A Light Industrial (City of Lake Mary)



COUNTY INCENTIVES

WORKFORCE DEVELOPMENT PROGRAM

- + Employed Worker Training Grant
- + Incumbent Worker Training Program
- + Quick Response Training Program
- + Qualified Target Industry Tax Refund



 **SITE PLAN**



Space	SF	Office SF	Doors
Space A	236,812± SF	18,674± SF	10 (9' x 10') 1 Ramp (12' x 12')
Space B	22,731± SF	10,272± SF	To Suit
Space C	59,352± SF	1,866± SF	6 (9' x 10')



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PROPERTY LOCATION

- + Less than 10 miles north of Orlando along Interstate 4
- + Situated in Lake Mary's High Tech Corridor
- + Easy Access to Major and Ancillary Road Systems
- + Sun Rail Hub - 4.6 miles from property



CONTACT US

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