

**FOR
LEASE**

MULTI TENANT FLEX SPACE

**108 COMMERCE STREET
LAKE MARY, FL 32746**



CONTACT

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108 Commerce Street, Suite 200
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PROPERTY FEATURES:

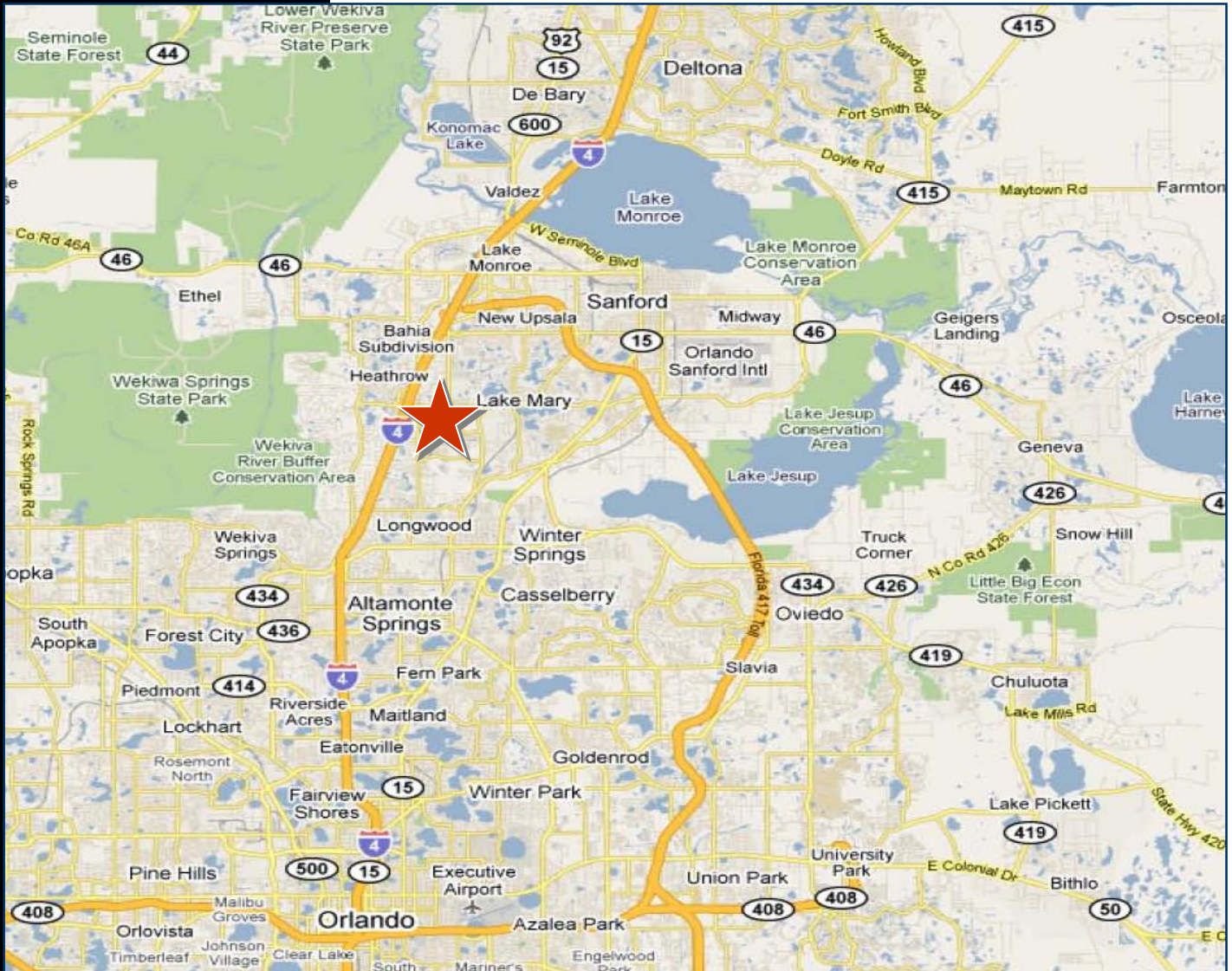
- 22,600 SF (5) Tenant property
- (3) Units Available
- Suite 102: 2,800 SF with 800 SF of office and 2,000 SF WH
Rent is \$2,800 a month MG
- Suite 104/105: 4,000 SF with 3,200 SF of office and 800 SF WH
Rent is \$4,000 a month MG
- Suite 101: 10,500 SF 100% Office/Lab space Available
Rent is \$10.00 NNN
- Water lines in place in the rear offices/labs (in wall)
- Dock-high loading with overhead door & 20' clear height
- 3/1,000 Parking ratio and light industrial zoning
- 75 KW 220 Volt-3 phase generator
- Owner will modify the space for a credit tenant
- Owner will amortize improvements for a credit tenant
- Owner will subdivide the space for a credit tenant
- 5 Year minimum term

This information is from sources we deem reliable and is subject to prior sale, lease, withdrawal without notice, or change in prices, rates, or conditions. No representation is made as to the accuracy of any information furnished.

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