



## Property Features

- 141,778± SF building
- Built in 1980
- Dock high rear load doors
- Sprinklered buildings
- 3-Phase electrical
- Up to 18' clear height
- 60' - 120' truck court
- Management office within close proximity



Ample parking



Monument and building  
signage available



Tremendous exposure on  
Sand Lake Road

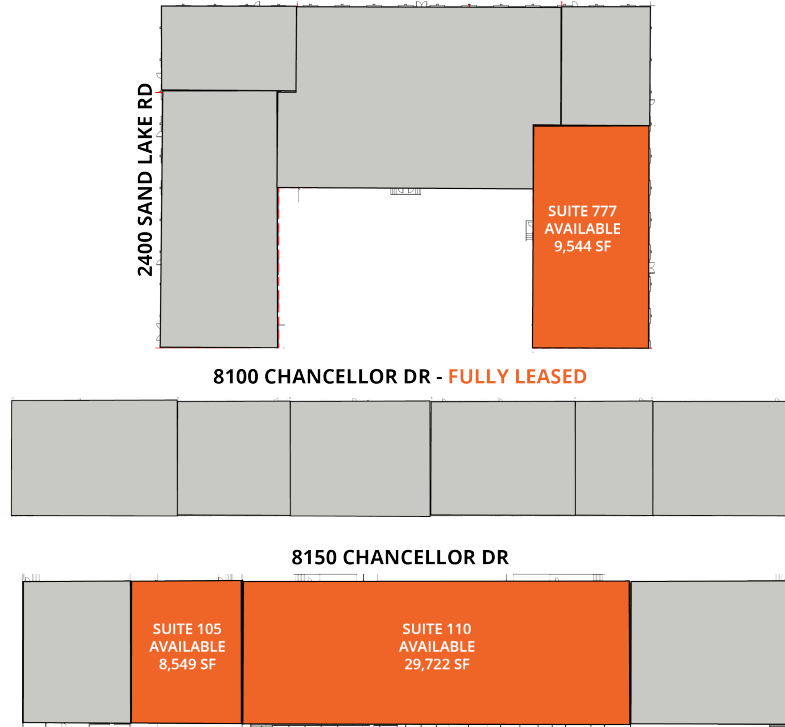
### Get more information

**Nathan Eissler, CCIM, SIOR**

Principal

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Available Spaces

Building	Suite	Square Footage	Rental Rate	Notes
8150 Chancellor Dr	105	8,549± SF	\$8.50 NNN	2,662± sf office/6,178± sf warehouse
8150 Chancellor Dr	110	29,722± SF	\$12.00 NNN	Currently built -out as wet lab space 100% under HVAC
2400 Sand Lake Rd	777	9,544± SF	\$13.00 NNN	100% office space - fronting Sand Lake Rd



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## For Lease

8100-8150 Chancellor Drive | 2400 Sand Lake Road

### Location Features

- Direct frontage along Sand Lake Road
- Located on Sand Lake Road with immediate access to Orange Blossom Trail (US 441), John Young Parkway, the Florida Turnpike, SR 528 (Beachline), and Interstate-4.
- Easy access to local eateries around Florida Mall and Dr. Phillips.



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