

# FLEX / INDUSTRIAL SUBLEASE

## 6,351± SF AVAILABLE

- Grade Level Industrial Space (40% Office / 60% Warehouse)
- Sublease Expires April 30, 2020
- Zoned P-D; Built in 2005
- Open Office, Conference Room, Break Area & Air Conditioned Warehouse
- 20' Clear Height
- 13 Surface Parking Spaces
- Asking Rate: \$5.75 PSF NNN



**DEMOGRAPHICS:**

**POPULATION**

1 miles	10,843
3 miles	81,833
5 miles	204,796

**AVERAGE HH INCOME**

1 miles	\$77,186
3 miles	\$77,269
5 miles	\$78,479

**DAYTIME BUSINESS POPULATION**

1 miles	1,843
3 miles	38,819
5 miles	70,295

**TRAFFIC COUNTS**  
 +/-39,000 vehicles/day on Alafaya Trail



The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.

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