INDUSTRIAL/FLEX LEASE OPPORTUNITY

801-803 EYRIE DRIVE, OVIEDO, FL 32765

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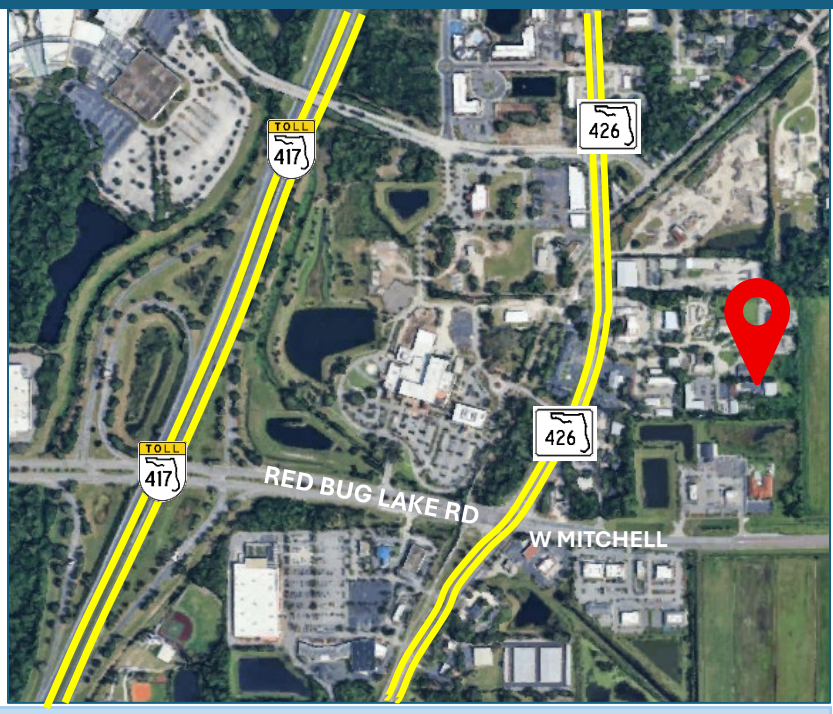
Listing Data

Available SF: Office Suite 150 – 850 SF | 100% Office

Available 06/01: Office Suite 100 – 1040 SF | 100% Office
Warehouse 103 – 1650 SF | 100% WH

Overview: Versatile flex space in prime Oviedo location! 801-803 Eyrie Drive offers two office suites (850–1040 SF) and one secure warehouse bay (1,650 SF) within a gated property. Perfect for industrial or flex use, this site provides excellent access—just off SR-426 and less than a mile from SR-417—connecting you to Seminole and Orange Counties. Close to UCF, Winter Park, and Sanford, the property combines convenience with functionality. The warehouse features sloped ceilings from 22' at the front to 16'8" at the rear and a 14'x14' overhead door for easy loading.



FOR MORE INFORMATION, PLEASE CONTACT:

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LEASE INFORMATION

Lease Type: Modified Gross

Lease Term: 3-5 Years

Lease Rate: $19/SF

Total Space: 3,540 SF

Description: The one available Warehouse Bay must be leased in combination with, at minimum, either (1) of the available Office Spaces.

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Office Suite 100	**Through 05/31/2026**	**1040 SF**	**Modified Gross**	**$19/SF**	**Available 06/01/2026**
Office Suite 150	Available	850 SF	Modified Gross	$19/SF	Available Immediately
Warehouse 103	**Through 05/31/2026**	**1650 SF**	**Modified Gross**	**$19/SF**	**Available 06/01/2026**
Office Suite 200	Occupied				Occupied
Warehouse 105	Occupied				Occupied

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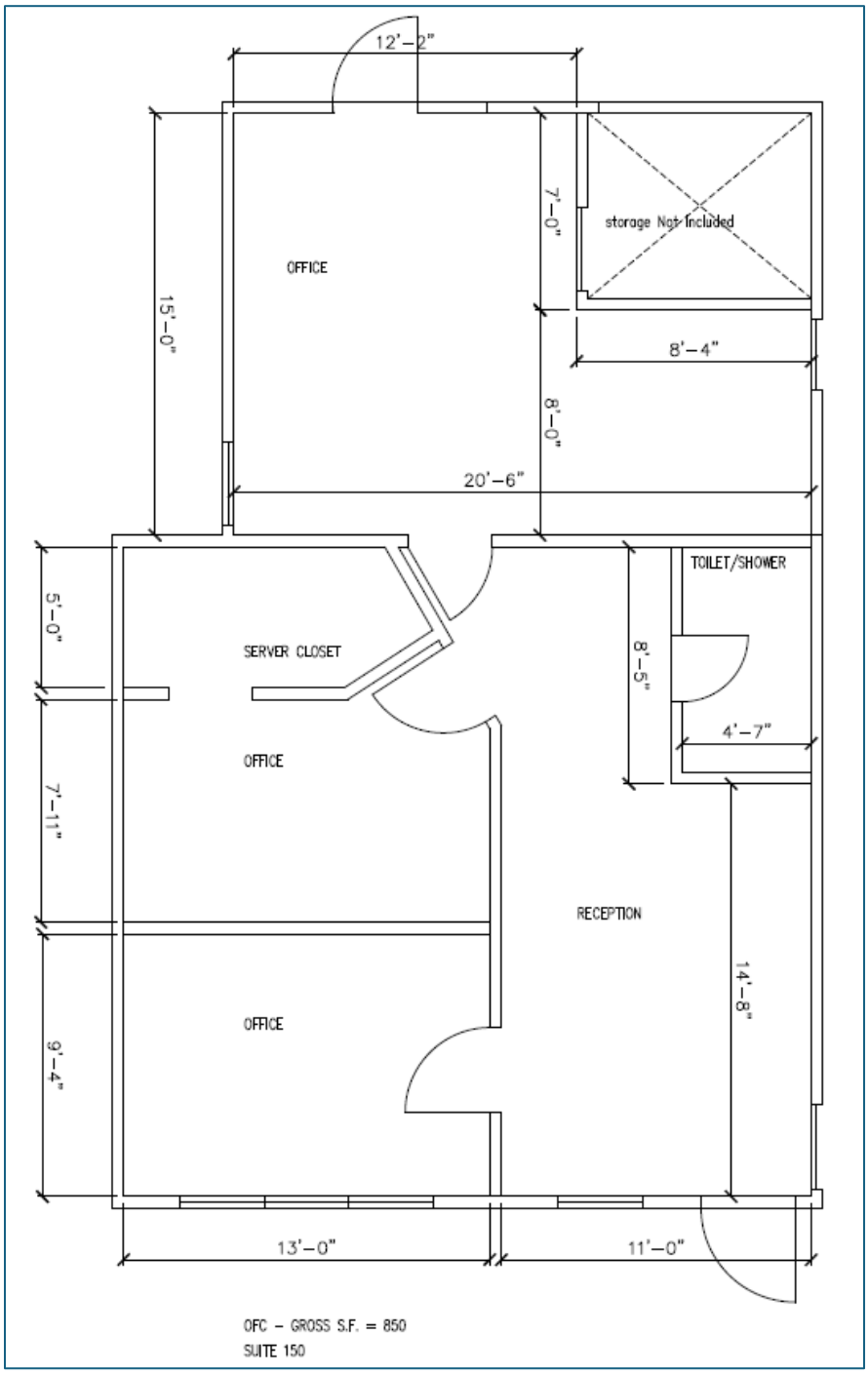
FLOOR PLAN: OFFICE SUITE 150 – 850 SF

Available Immediately



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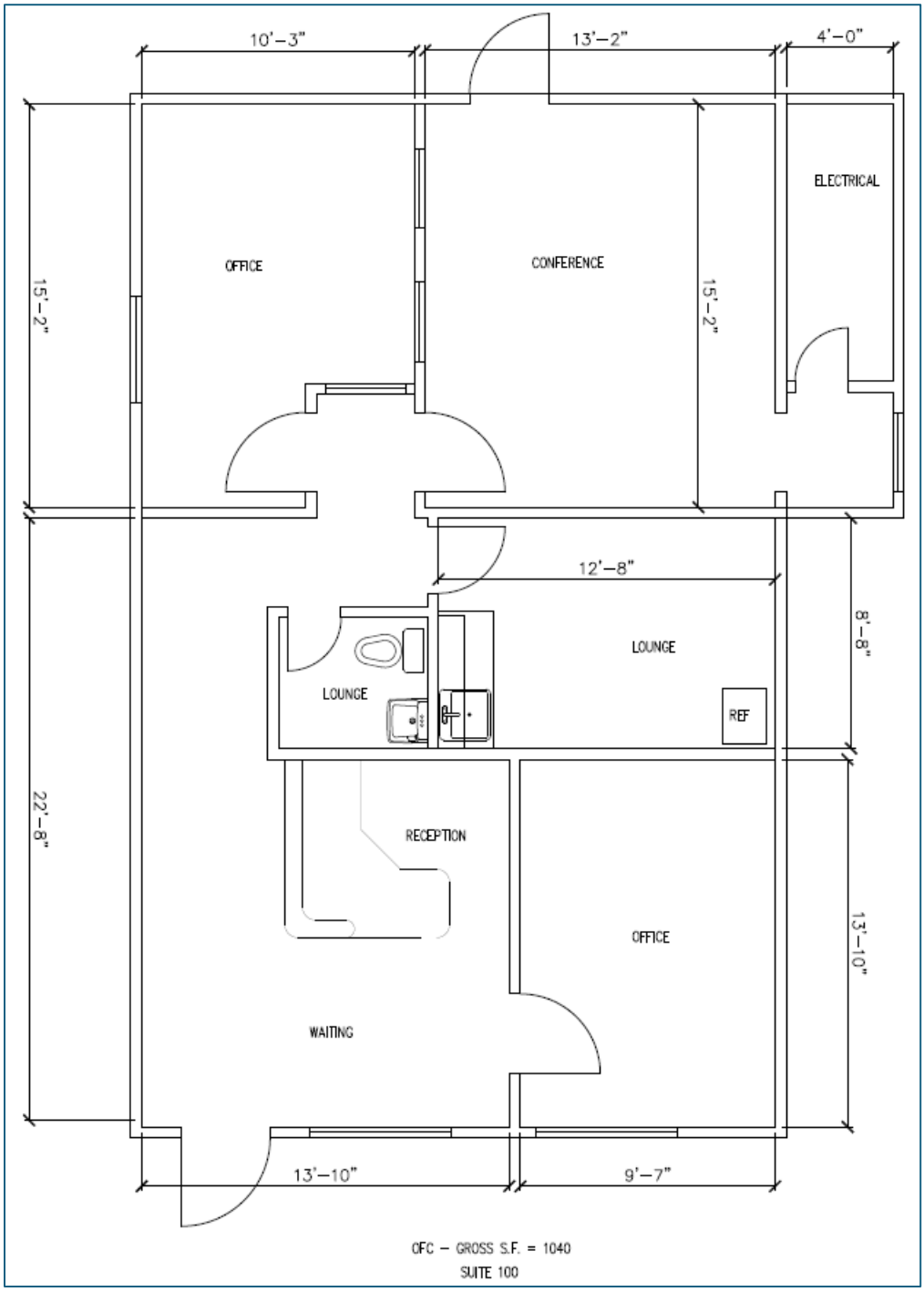
FLOOR PLAN: OFFICE SUITE 100 – 1040 SF

Available 06/01/2026



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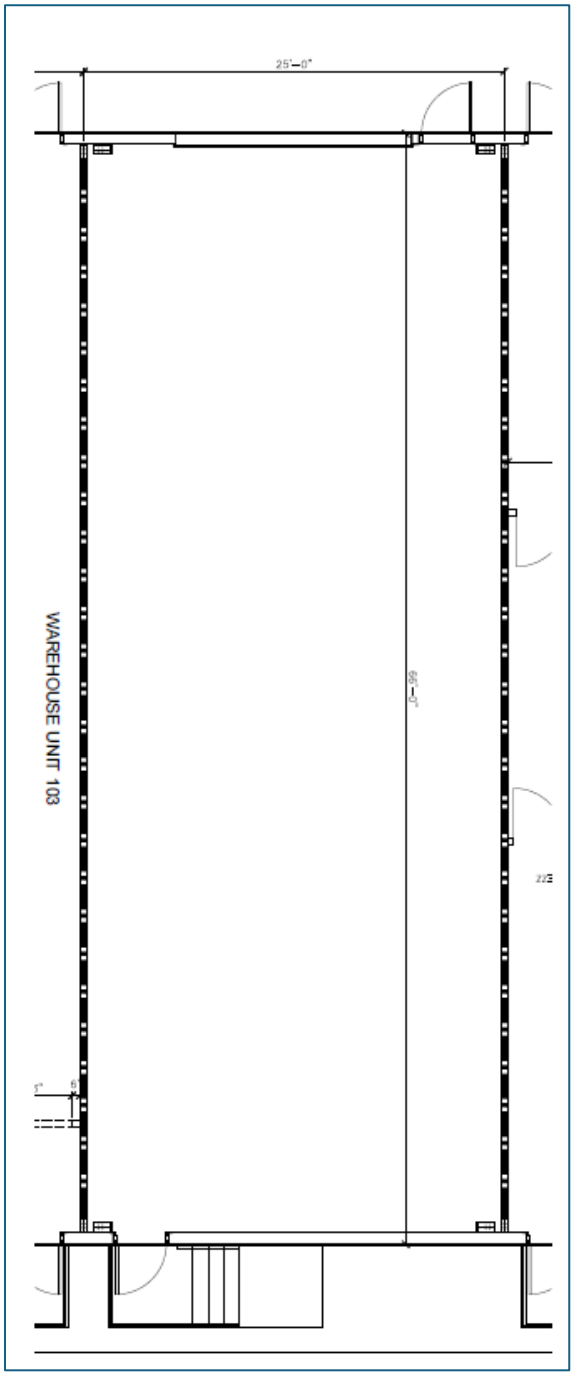
FLOOR PLAN: WAREHOUSE BAY 103 – 1650 SF

Available 06/01/2026



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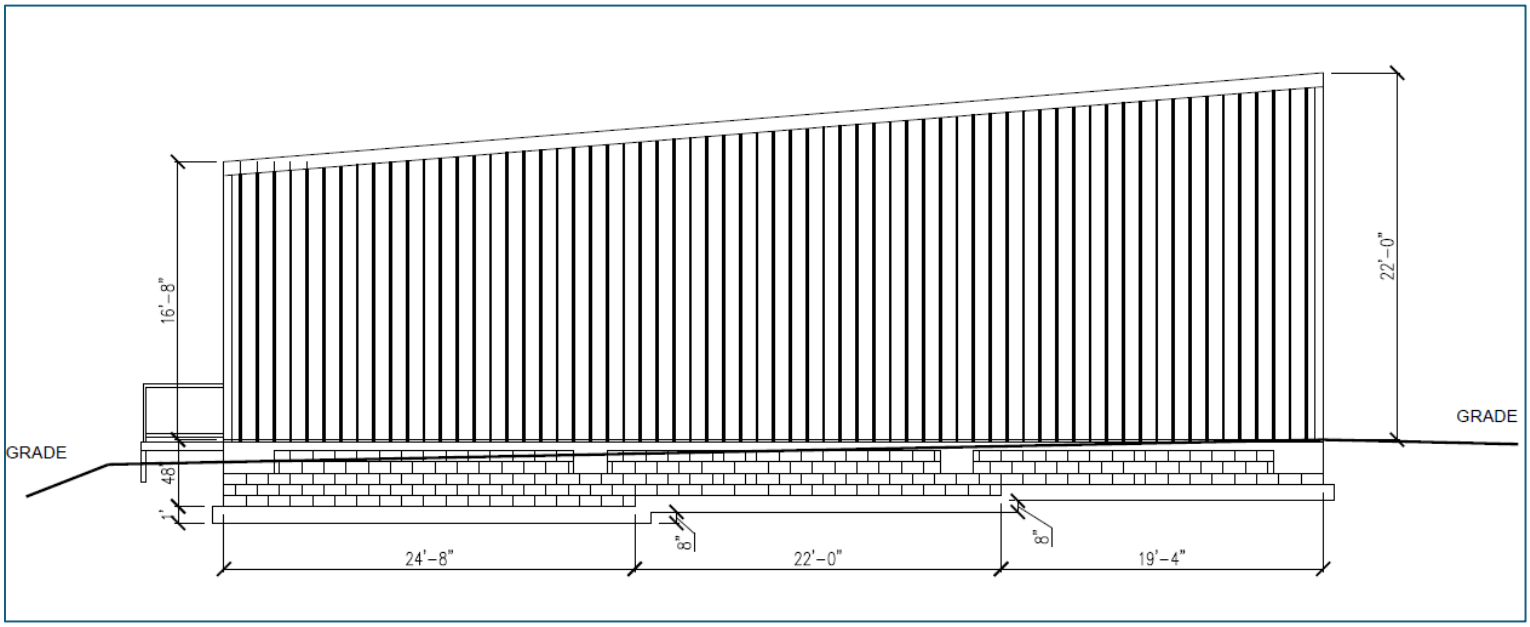
WAREHOUSE CEILING HEIGHT



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