

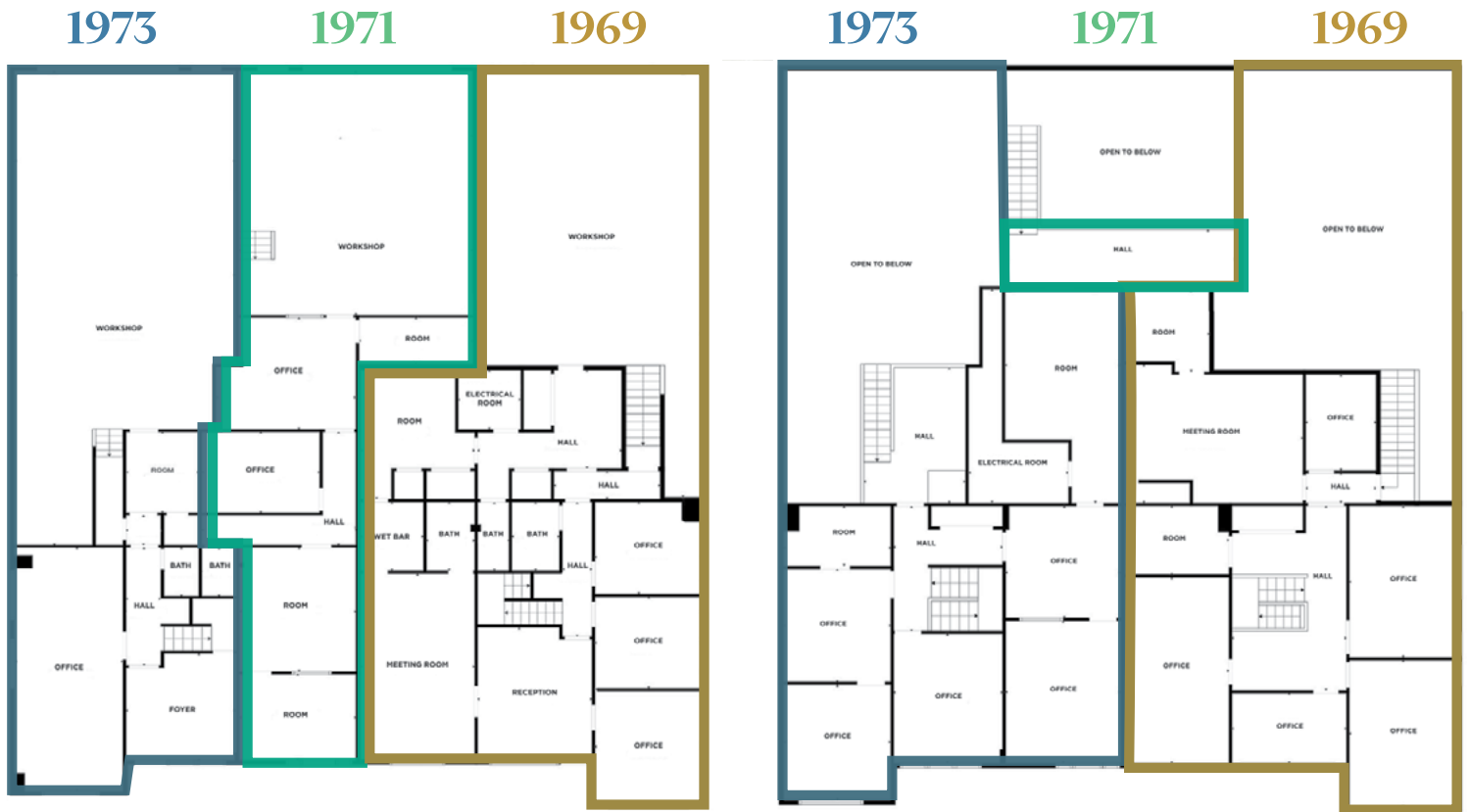
# Big Tree Crossing

1,396 SF, 3,537 SF, & 4,105 SF Available (9,038 SF Combined)

1969-1973 Corporate Sq  
Longwood, FL 32750

12' X 12' Grade Level Doors | Recently Renovated | Seminole County





## Suite 1973

### SUITE HIGHLIGHTS

- + 3,537 SF Total
- + 2,440 SF Office
- + 16'-18' Clear Height
- + 2.66/1000 SF Parking Ratio
- + One 12' x 12' Grade Level Door
- + 3 Phase Power
- + Fire Suppression

**ASKING: \$16.00 psf NNN**

## Suite 1971

### SUITE HIGHLIGHTS

- + 1,396 SF Total
- + 935 SF Office
- + 16'-18' Clear Height
- + 2.66/1000 SF Parking Ratio
- + One 12' x 12' Grade Level Door
- + 3 Phase Power
- + Fire Suppression

**ASKING: \$17.00 psf NNN**

## Suite 1969

### SUITE HIGHLIGHTS

- + 2,952 SF Total
- + 3,120 SF Office
- + 16'-18' Clear Height
- + 2.66/1000 SF Parking Ratio
- + One 12' x 12' Grade Level Door
- + 3 Phase Power
- + Fire Suppression

**ASKING: \$16.00 psf NNN**

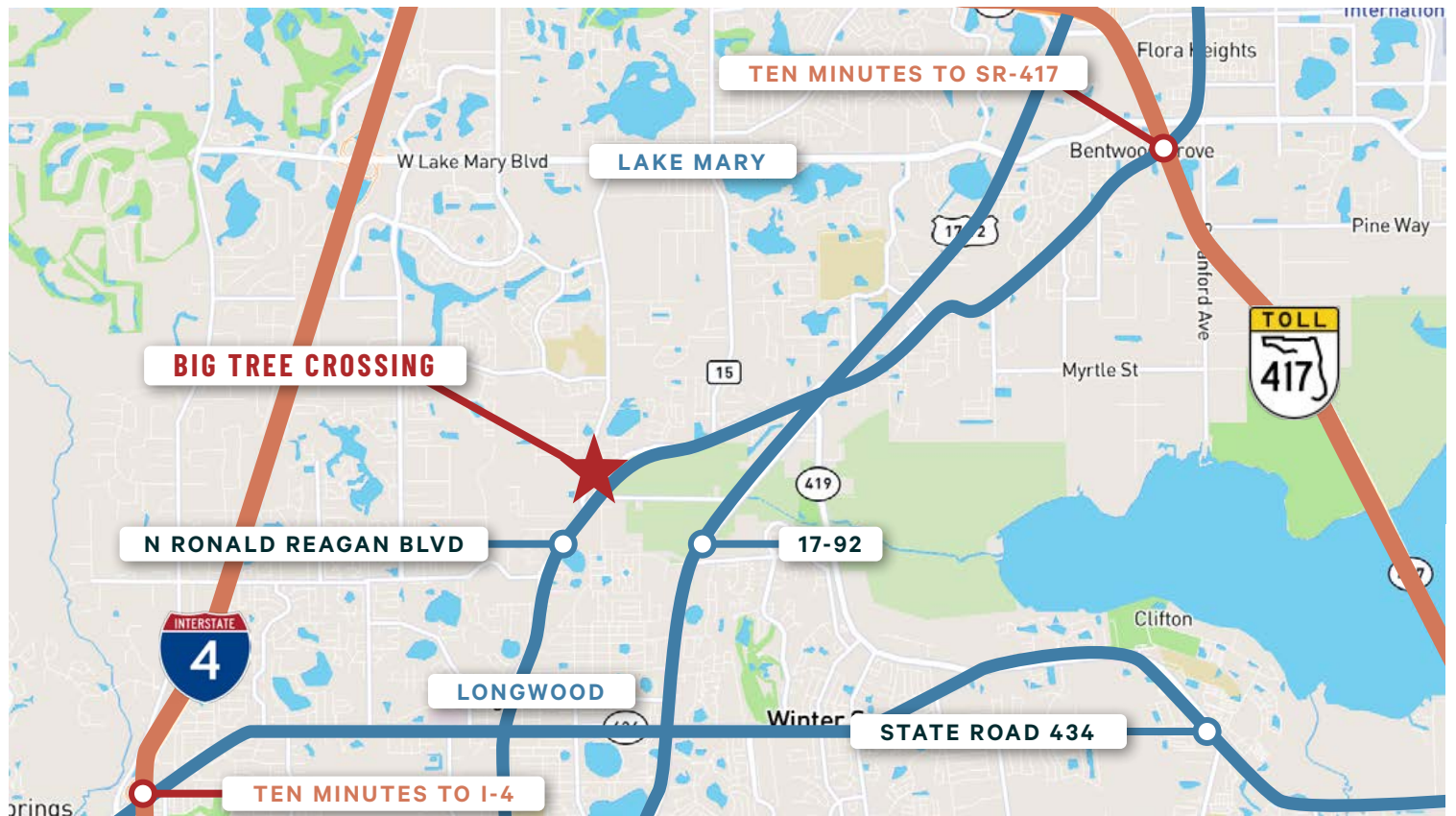
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## Location & Park Plan



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## Big Tree Crossing

1969-1973 Corporate Sq | Longwood, FL 32750

For Lease

# Flex Perfection

Big Tree Crossing consists of 9,038 square feet total across three suites, ranging from 1,396 to 4,105 SF, in the quickly expanding Seminole County submarket. The building features 12' x 12' grade-level loading doors, spacious offices, and is conveniently located near major highways, restaurants, recreation options, and both labor and decision maker housing.

## Property Highlights

- + Seminole County Submarket
- + 12' x 12' Grade Level Doors
- + 9,038 SF Total
- + Zoning: M-1
- + 2.66/1000 Parking Ratio
- + 0.65 Acre Site
- + 16'-18' Clear Height
- + Strong Labor Demographics



## Location Highlights

Big Tree Crossing offers flex/industrial occupiers a significant advantage as it's located in the dynamic Seminole County Submarket. Within ten (10) minutes of both Interstate-4 and SR-417, Big Tree Crossing is perfectly positioned to accommodate a host of flex/industrial

users. The area also offers numerous recreation amenities, such as the J. Douglas Williams YMCA Family Center. Finally, Longwood and Lake Mary offer a wide variety of entertainment, dining, housing, and retail options.

## Recent Renovations

- + Building Exterior Paint
- + Fire Suppression System
- + Office Carpet, Drywall, and Plumbing
- + Parking Lot Upgrades
- + New Diesel Generator
- + Electrical and low-voltage systems

## Contact Us

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