

# FOR LEASE

Central Florida Research Park

12351 Challenger Parkway | Orlando, FL 32826



## Opportunity

- › Fully air-conditioned, high-tech manufacturing/office space

## Lease Rate

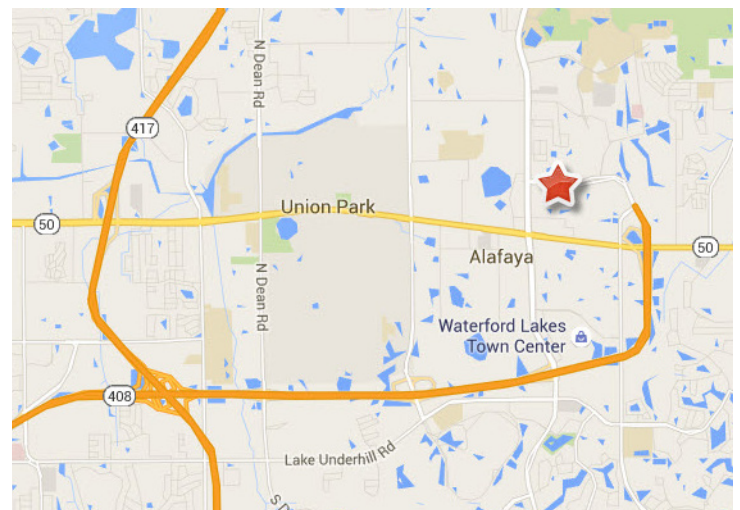
- › \$11.75/SF Net
- › \$2.75/SF CAM (excludes janitorial and electric)

## Property Features

- › 7,500 SF bay
- › 900 SF office provided with additional tenant improvement allowance available
- › 20' clear height
- › 1 grade level door
- › Free span
- › Parking ratio: 4/1,000 SF

## Access

- › Located on Challenger Parkway, just off of North Alafaya Trail and minutes from the University of Central Florida and State Road 408

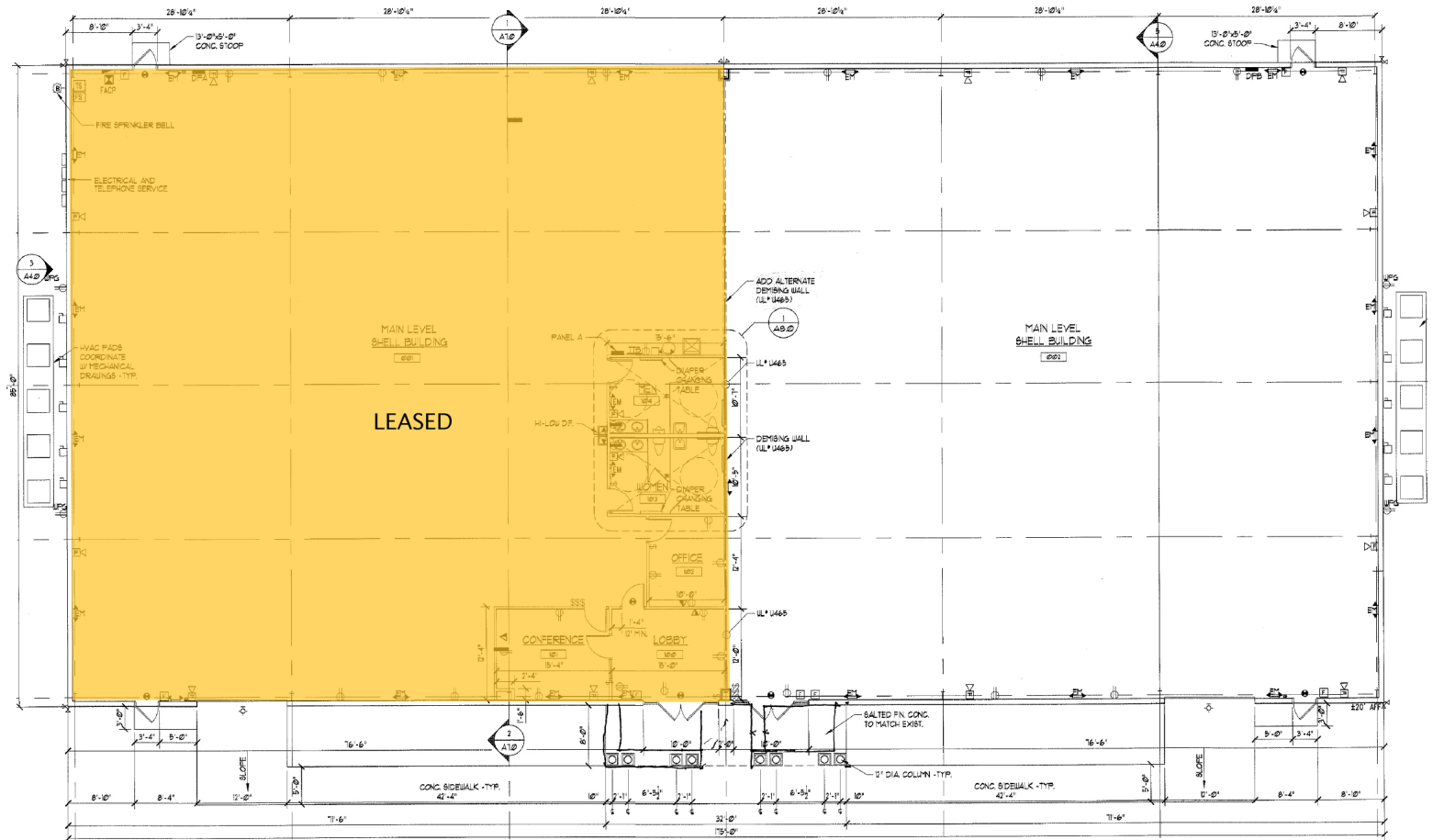


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