



**Bishop Beale Duncan**  
COMMERCIAL REAL ESTATE

6903 Stapoint Court, Units 112-114  
Winter Park, Florida 32792

**INDUSTRIAL / CLEAN ROOM / OFFICE SPACE**

**PRICE REDUCTION**



## FOR LEASE

- + **Lease Rate:** \$14.50 / SF NNN  
OE = \$2.00 / SF
- + **Available SF:** 9,000 SF
- + **Building Size:** 16,800 SF
- + **Zoning:** IND-1
- + **Land Size:** 2.25 Acres
- + **Parking:** Ample



## Highlights

- Conveniently Located in Eastpoint Industrial Park, Just Off Forsyth Road
- Easy Access to SR 408, SR 417, SR 436 and Colonial Drive
- Currently Built-Out as a Clean Space for a Medical Device Company
- Approximately 2,000 SF of Warehouse Plus Open Work Space
- 1,600 SF of Clean Room
- Amenities Include: Reception Area, Conference Room, 10+ Private Offices, 6 Restrooms, Break Room, Two Loading Dock Doors
- Sprinklered & Mostly Air-Conditioned
- Well-Maintained Unit on Clean Grounds
- Move-In Ready Condition
- On-Site Property Manager

### PATRICK GOETZ

Vice President  
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This offer is subject to errors, omissions, prior sale or withdrawal without notice.



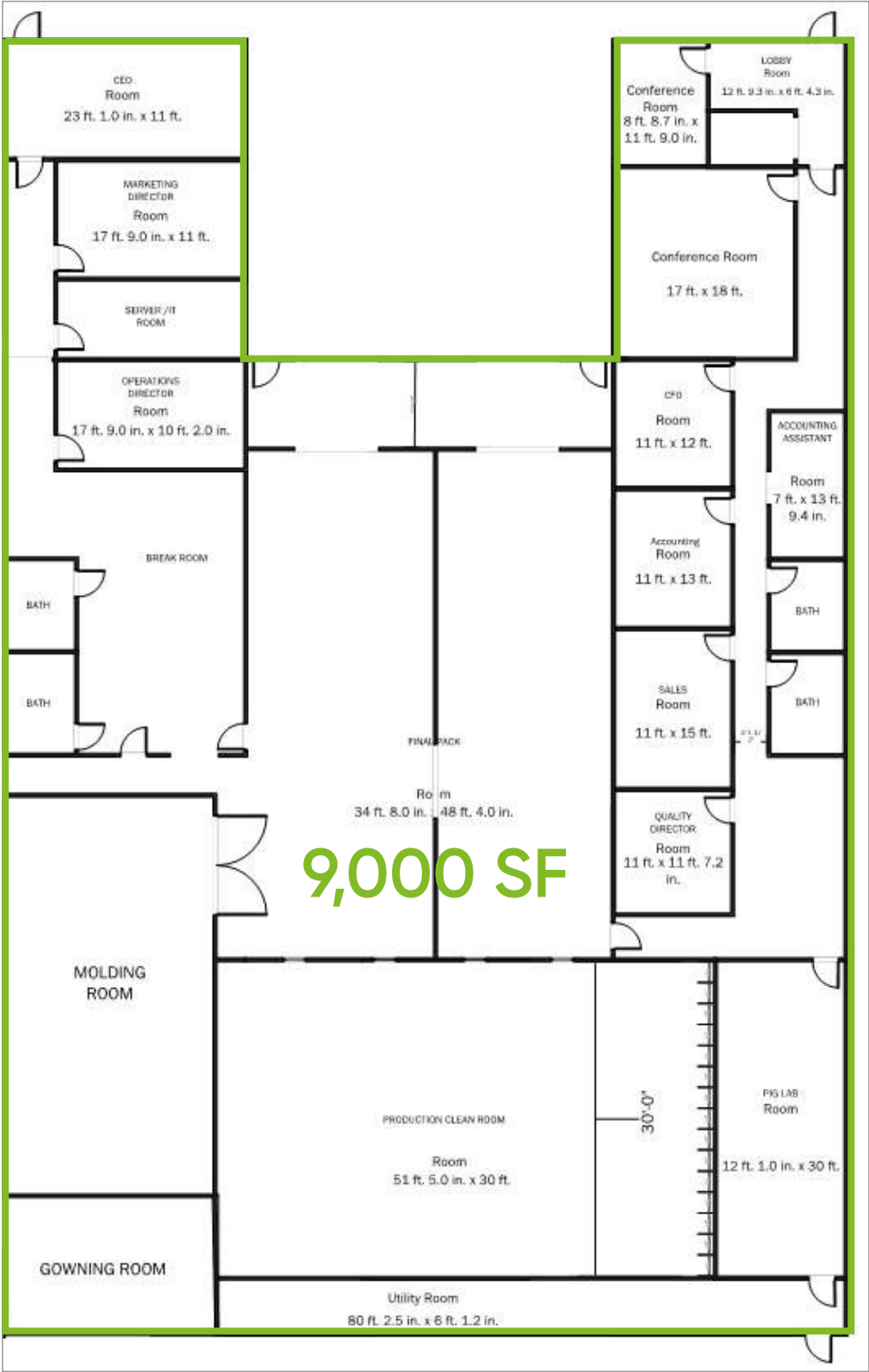
### BISHOP BEALE DUNCAN

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# Floor Plan





# Property Images

