



## BUSINESS PARK CENTER –1 OFFICE/WAREHOUSE



**4783 DRANE FIELD ROAD, LAKE LAND, FL 33811**

**BUILDING:** 2,000 to 10,000 SF Concrete Block and Steel  
**LAND:** 0.66 acres (M.O.L. subject to survey)  
**ZONING:** BPC – 1 (Business Park Center)  
**SALE PRICE:** \$850,000  
**LEASE RATE:** \$4.50/SF NNN (Shell) **LOOK AT THIS LOW RATE!**

This property is new construction ready for your build-out and occupancy. BPC-1 allows for Office, Warehouse and some Retail. Owner will lease or consider a sale. Building can be divided to as small as 2,000 SF to the maximum of the entire building of 10,000 SF. Building has roll-up doors in the back for storage access. For more information contact us:

### **Brett A. Vogeler**

Licensed Real Estate Broker

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