

**FOR SALE**  
36,560 SF HIGH TECH FLEX WAREHOUSE



720 CROWN POINT CROSS ROAD, WINTER GARDEN FL 34787



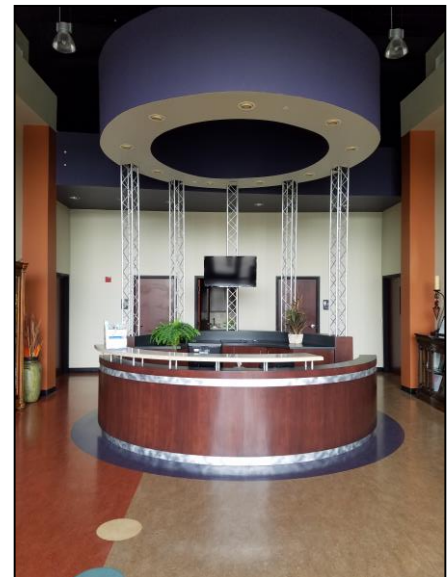
Asking Price: \$4,500,000

**Property Overview:**

36,560 SF tilt wall, dock high, flex building with high end tech/corporate office build out. The seller will lease back approximately 12,332 SF, leaving 24,328 SF available to an end user. Building provides great access to highways: Western Beltway SR 429, FL Turnpike and the 408 EW Expressway. Close proximity to historic downtown Winter Garden and executive housing.

**Space Available to be Occupied by Buyer:**

- 4,320 SF Office and 21,332 SF Warehouse
- 11 Private Suites, Breakroom, Men's & Women's Locker Rooms, Open Cubicle Area and Conference/Media Room
- Two (2) 8' x 10' Dock High Doors
- One (1) 12' x 16' Drive-in Door
- One (1) 14' x 16' Drive-in Door



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**GENERAL BUILDING FACTS:**

- Tilt Wall Construction Built in 2005
- Entire Facility is 100% Air Conditioned
- High Finish Office Built Out with Corporate/High Tech Image
- Common Area Reception Lobby
- Multiple Entry Points off of Crown Point Cross Road and Susan B. Britt Court
- 24 FT Clear Height
- ESFR Fire Sprinkler System
- 3 Phase Power, 480 Volt; Under Slab Lines Available
- Fiber Optic Data Lines; 70 GB per sec incoming and outgoing
- Bright House Cable Data Lines 35 GB per sec
- Dock Levelers and Covered Loading at all Positions
- 71 Employee Car Parks (estimated 24 being used by seller)
- Exterior and Interior Security Lighting
- Sophisticated IP Multi-Zone Security System
- Automated IP HVAC Zone Control
- Exterior and Interior 16 Camera Surveillance System & IP DVR
- CAT5e Wired throughout Facility (available for multi-zone IP)
- One (1) 14' High Roll Up Door
- Two (2) Large Parking Lots (Front and Rear)
- Outside Employee/Customer Eating Area
- Lawn Irrigation System
- HVAC throughout Entire Building; Including Warehouse



### **SELLER LEASEBACK OVERVIEW:**

The seller is to provide a long term lease back on 12,332 SF which would include 8,950 SF of office and 2,230 SF of conditioned warehouse with two 8' x 10' dock high loading doors. This space also includes 2 working multi-media production studios, each with their own control room; could be a shared amenity with other occupant.

### **IMAGE TECHNICAL SERVICES:**

**What They Do:** We help our clients design, develop and deliver engaging web-based 2D/3D education and training solutions.

**How They Do It:** Whether it be the production of video media, a Web Based Training course, complex projection mapping graphics and animation or live “in-studio” presentations...our design, production and development teams can help our clients develop the perfect content to bring their message to life. We provide state of the art green screen studio facilities, skilled production staff, motion graphics artists, speaker coaches and instructional designers to craft the right message to fit our clients’ training objectives. Our experienced development team will develop a dynamic user experience for any platform – Phone, Tablet or Desktop- in a way that maximizes user engagement through beautifully crafted applications. Our Saber City platform can be used to deliver training solutions in any modality required...through an interactive exhibit hall, live virtual broadcast, On-Demand Videos, SCORM compliant WBT, simple PowerPoints, or immersive synchronous or asynchronous 3D training modalities.

### **CVP:**

**What They Do:** We help our clients design, develop and deliver 2D and 3D immersive training solutions.

**How They Do It:** We use our on-staff team of Instructional Designers to assist clients in identifying their training objectives and designing web-based training solutions that work. Whether it be working with Physicians designing detailed Cricothyrotomy procedures or working with emergency managers to design how a Federal Medical Station should be run, our PHD level ISDs have the knowledge and experience necessary to tackle the design of any training program. And once the training has been designed the real fun begins...our ISD team works with our 2D and 3D development teams to develop dynamic asynchronous and/or synchronous training solutions that align the target audience with the most efficient training modality. Once the training has been designed and developed, we assist our clients in delivering that training using our Cloud Based, Firewall-Friendly, Virtual Training Platforms and Content Distribution Network. From design or delivery, CVP provides the complete on-line training solution.

