

# Commercial Complex for Sale



## Prime Location Endless Opportunities

Discover this exceptional commercial property located in a prime area, offering immense potential for growth and success in **your business ventures**. Flexible spaces to suit your unique needs and aspirations.

**140 & 150 Dog Track Road  
Longwood, FL. 32750**

**+/- 15,863 sq ft over 3  
buildings**

This unique property has so much to offer. Would be ideal space for a construction company, real estate brokerage, governmental facility, educational facility, etc.

150 Dog Track	7,613 SF
140 Dog Track	3,025 SF - 1 <sup>st</sup> floor
	3,025 SF - 2 <sup>nd</sup> floor
Warehouse	2,100 SF

# \$3,299,000

Asking Price

Don't miss out on this **incredible opportunity!** Schedule a tour and explore your options today.

For inquiries, please contact us at  
**407-868-0800**

1.48 acres  
HVAC replaced in 2022  
Electrical upgraded in 2023  
Parking lot resurfaced in 2023  
Security cameras and card readers



**AMERIPRIDE**  
REALTY

**Tracy Wallace**

Broker

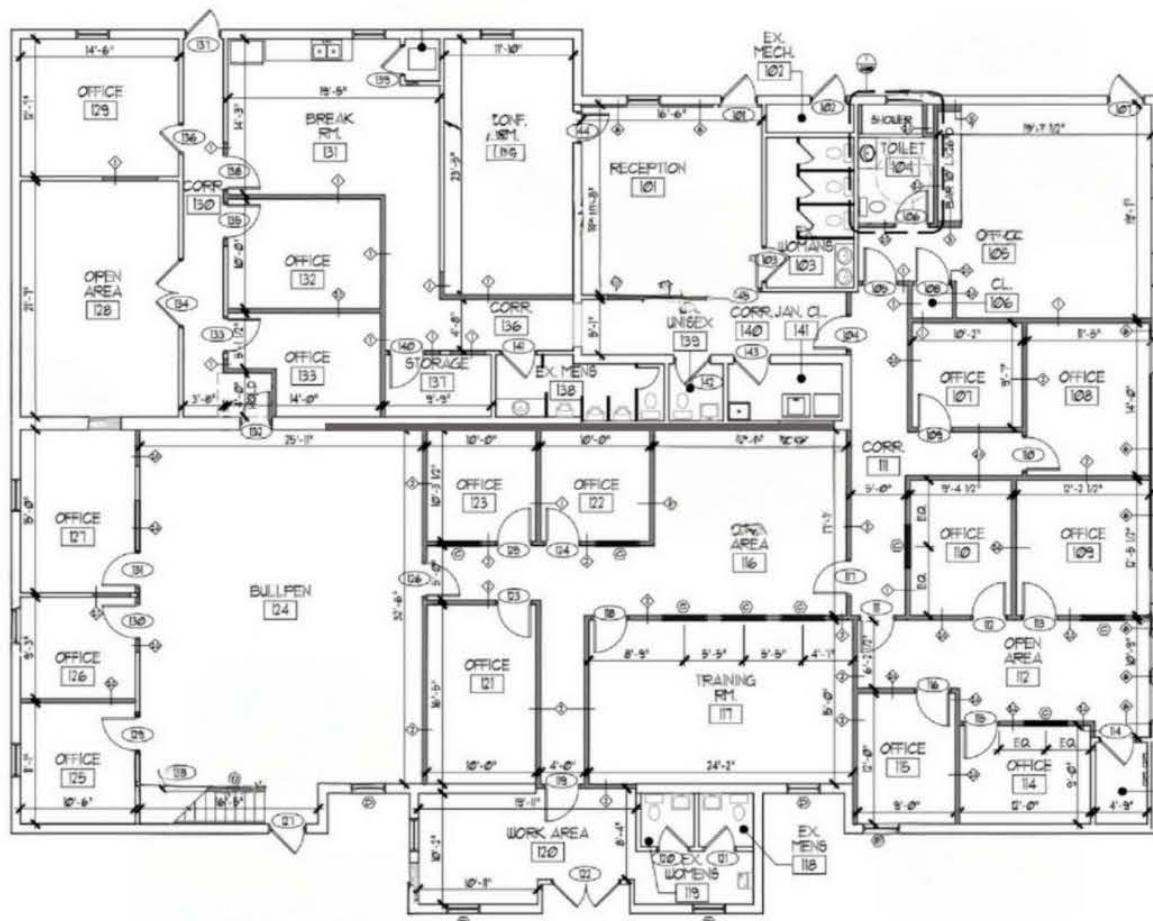
[www.arpmfl.com](http://www.arpmfl.com)

[Tracy@arpmfl.com](mailto:Tracy@arpmfl.com)

**407-868-0800**

**150 Dog Track**  
7,613 SF

- Owners suite w/ ensuite bathroom
- 15 Offices
- Reception
- 2 large conference rooms
- bullpen
- 4 open work areas
- breakroom



**Tracy Wallace**  
Broker

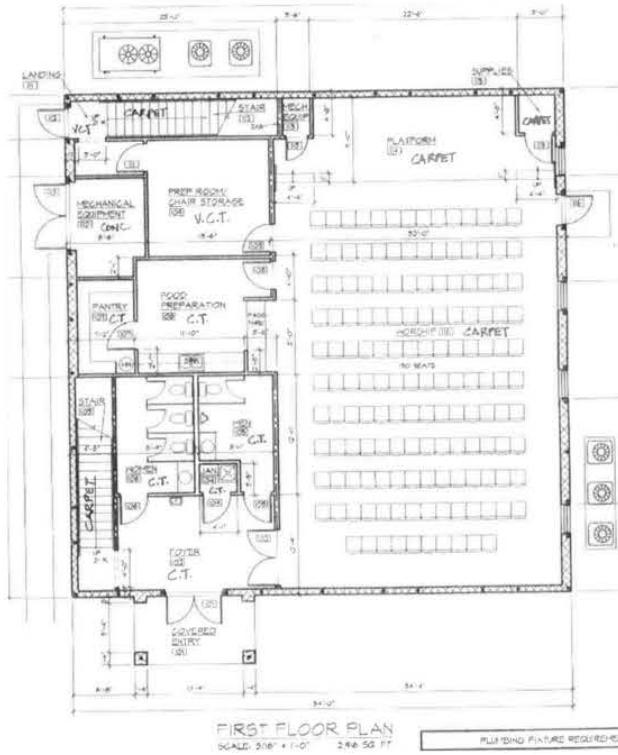
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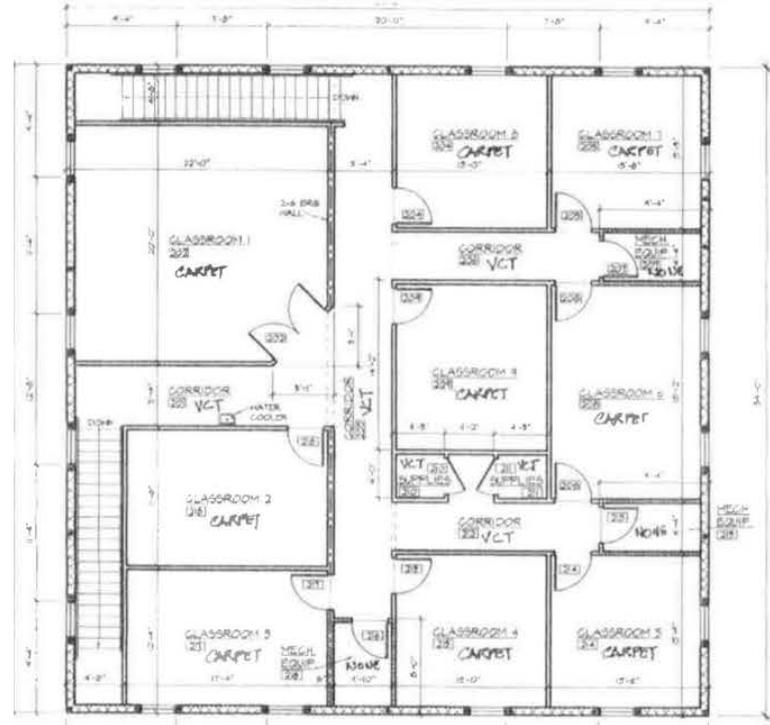
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**AMERIPRIDE**  
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**140 Dog Track**  
**6,050 SF**



**SECOND FLOOR PLAN FOR CLASS ROOM BUILDING**



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**Warehouse  
2100 sq ft**

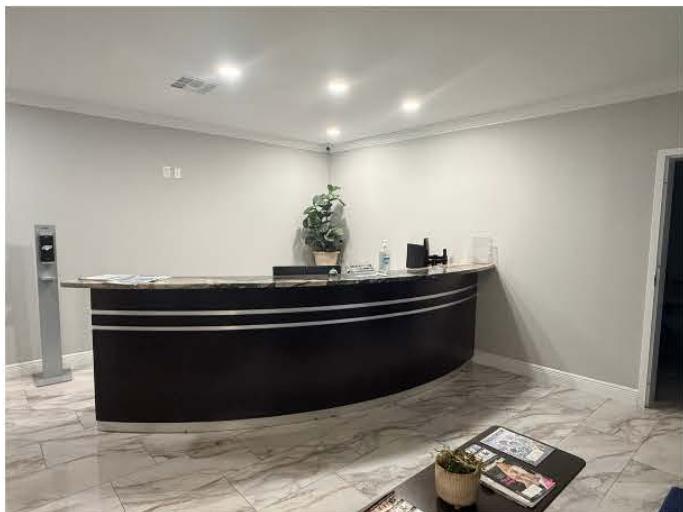


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## INTERIOR PHOTOS



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