

**FOR  
LEASE**

## Office/Warehouse Suites

974 Explorer Cove  
Altamonte Springs, FL 32701



### **PROPERTY HIGHLIGHTS**

- 40,097 SF Multi-Tenant Rear Loading Warehouse
- Block and Metal Construction with 20' Clear Height
- Grade Level Doors (12'-14' wide doors by 14' tall)
- Covered Truck Well Access with Ample Parking
- Wet Fire Protection System, 3 Phase Power at building (not all suites)
- OPEX is \$3.98 New Landscaping Package Scheduled for 2025
- Building Signage, Close to I-4, SR 434, 436, and HW 17-92
- 5 Year Lease Minimum, Landlord may amortize for Credit Tenant
- Suite 124: 4,600 SF (400 SF Office, 4,200 WH, 1 Grade door) \$6,200 NNN
- Suite 112: 5,000 SF (2K SF Showroom, 3KWH, 1 Grade door) \$6,500 NNN
- Suite 128: 2,700 SF+/- (500 Office, 2,200 WH, 1 Grade/Dock) \$4,000 NNN
- **Outside Storage is Available starting at \$750/Month (see Broker for details)**

### **CONTACT**

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**Results Real Estate Partners, LLC**  
*Licensed Commercial Real Estate Brokers*  
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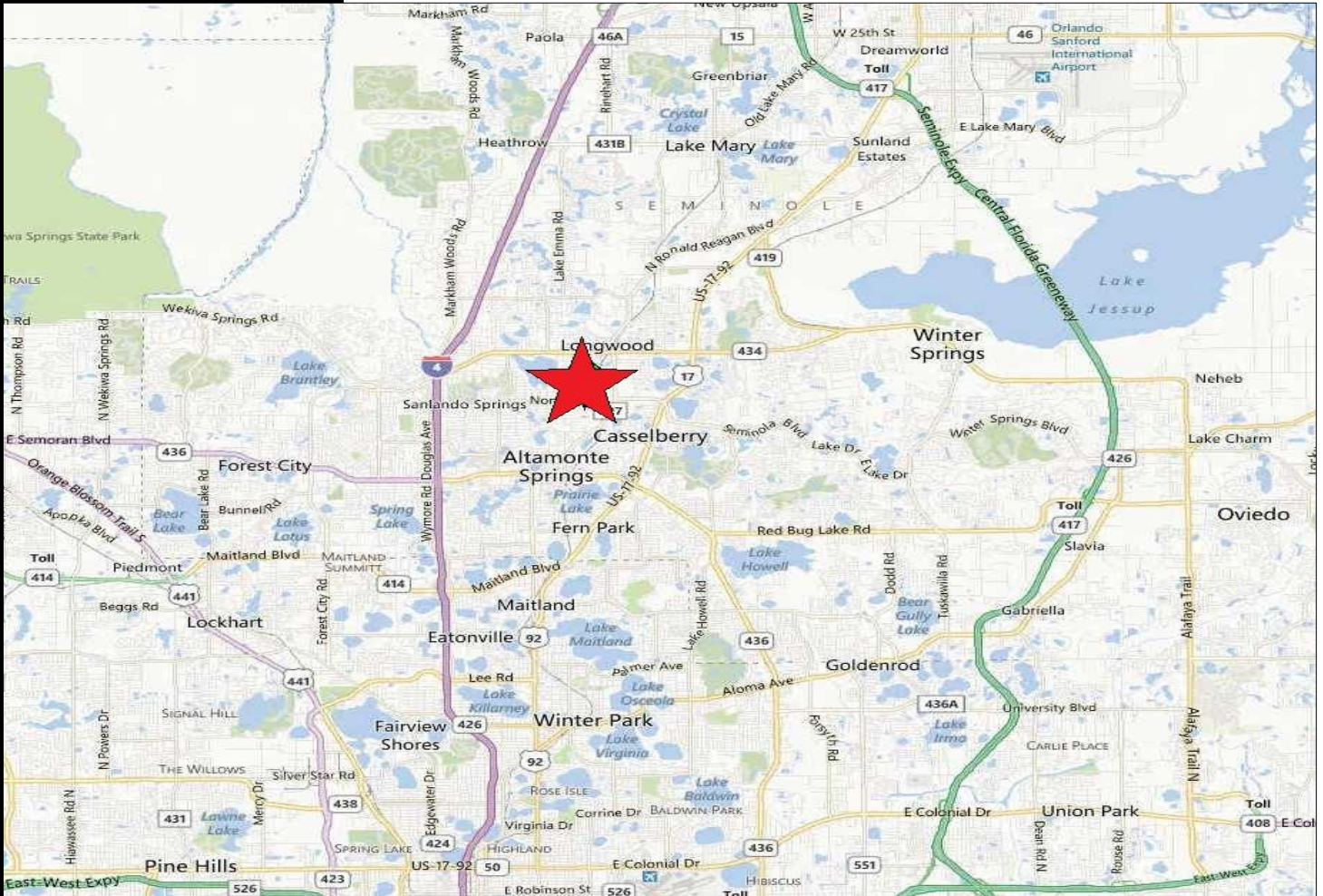
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