

**FOR
LEASE**

Office/Warehouse Suites

2,700SF to 7,300 SF

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 128: 2,700 SF+/- (300 Office, 2,400 WH, 1 Grade/Dock) \$4,000 NNN
- Suite 124-128: 7,300 SF+/- (700 SF OF, 6,600 SF WH) \$9,500 NNN
- **Outside Storage is Available starting at \$750/Month (see Broker for details)**

CONTACT

Vincent F. Wolle, CCIM, SIOR
407.448.1823 *mobile*
CREManager@Gmail.com

Results Real Estate Partners, LLC

Licensed Commercial Real Estate Brokers
108 Commerce Street, Suite 200
Lake Mary, Florida 32746

407.647.0200 *main*
407.647.0205 *fax*

www.ResultsREPartners.com

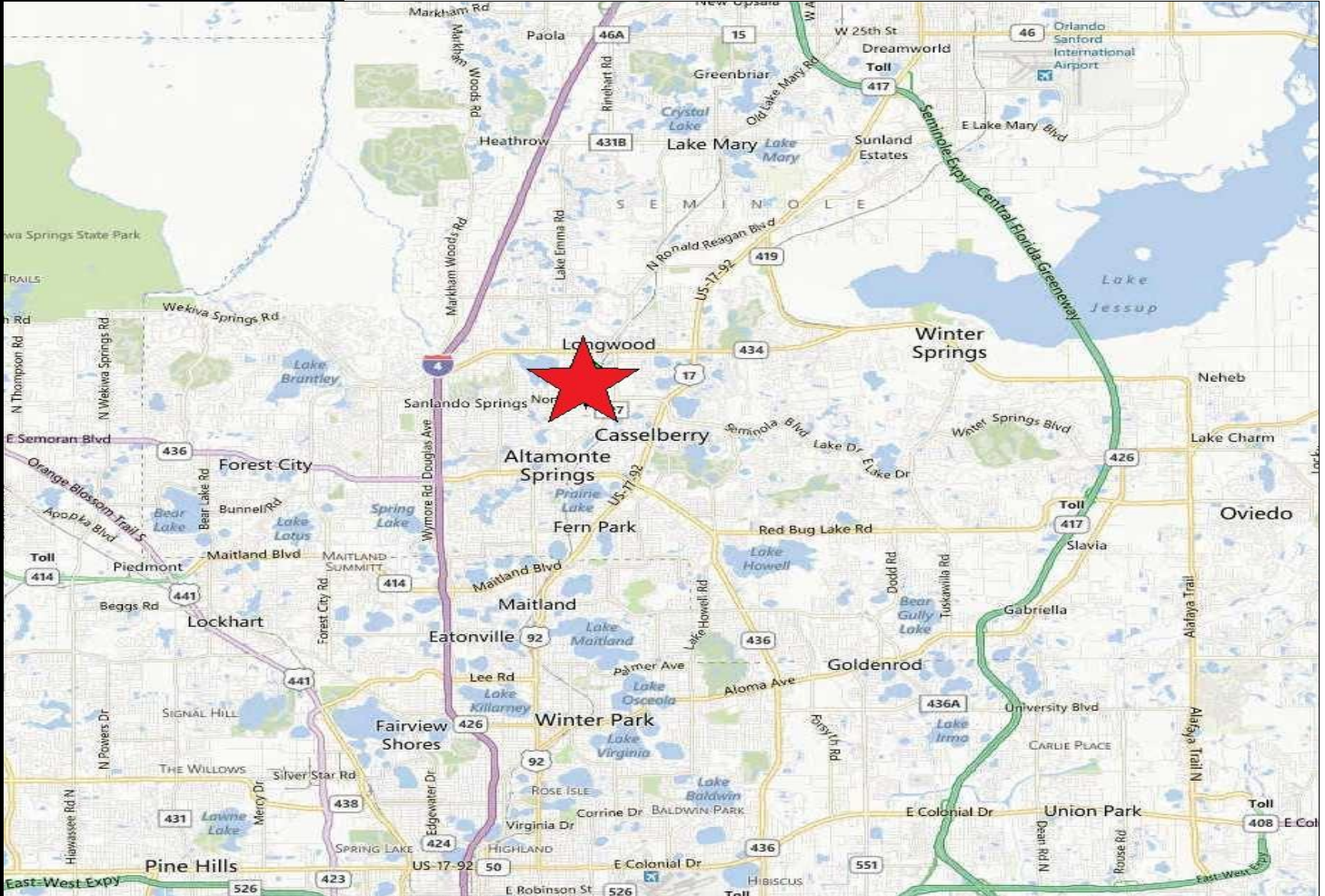
This information is from sources we deem reliable and is subject to prior sale, lease, withdrawal without notice, or change in prices, rates, or conditions. No representation is made as to the accuracy of any information furnished.

**FOR
LEASE**

Office/Warehouse Suites

2,700SF to 7,300 SF

974 Explorer Cove
Altamonte Springs, FL 32701



CONTACT

Vincent F. Wolle, CCIM, SIOR
407.448.1823 *mobile*
CREManager@Gmail.com

Results Real Estate Partners, LLC

Licensed Commercial Real Estate Brokers
108 Commerce Street, Suite 200
Lake Mary, Florida 32746

407.647.0200 *main*
407.647.0205 *fax*

www.ResultsREPartners.com

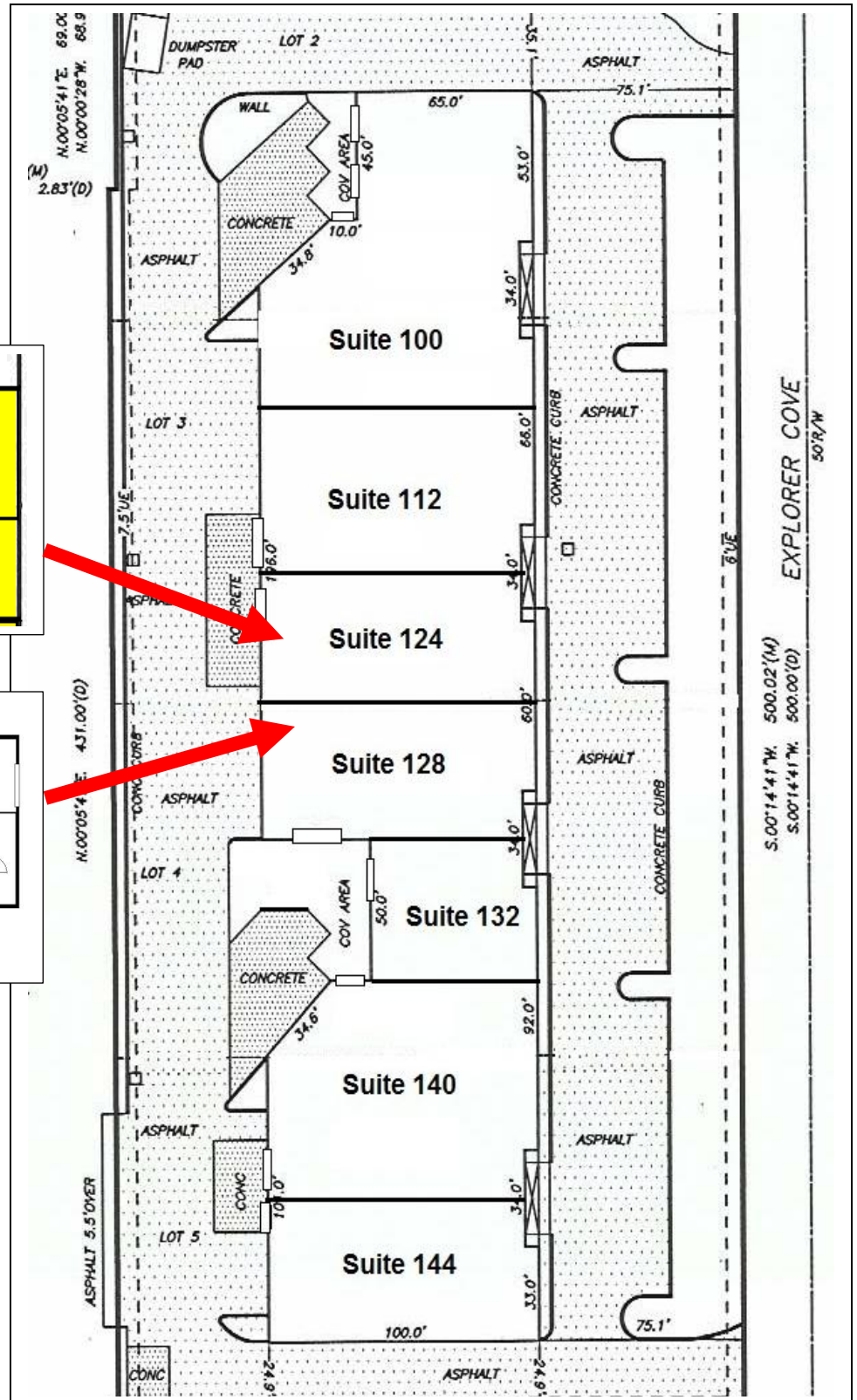
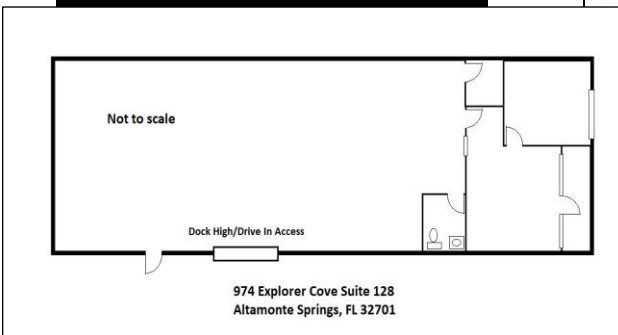
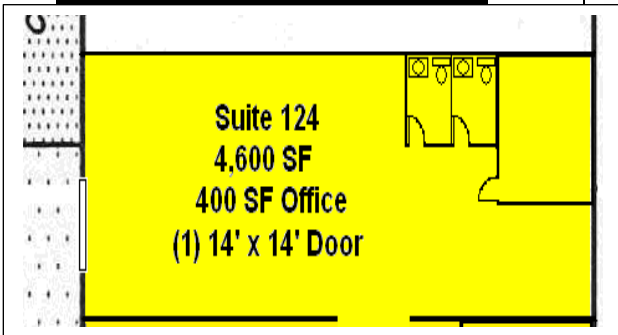


This information is from sources we deem reliable and is subject to prior sale, lease, withdrawal without notice, or change in prices, rates, or conditions. No representation is made as to the accuracy of any information furnished.

**FOR
LEASE**

Office/Warehouse Suites 2,700SF to 7,300 SF

974 Explorer Cove
Altamonte Springs, FL 32701



CONTACT

Vincent F. Wolle, CCIM, SIOR
407.448.1823 mobile
CREManager@Gmail.com

Results Real Estate Partners, LLC

Licensed Commercial Real Estate Brokers
108 Commerce Street, Suite 200
Lake Mary, Florida 32746

407.647.0200 main
407.647.0205 fax

www.ResultsREPartners.com

This information is from sources we deem reliable and is subject to prior sale, lease, withdrawal without notice, or change in prices, rates, or conditions. No representation is made as to the accuracy of any information furnished.