# FOR Lease

# **Office/Warehouse Suites**

2,700SF to7,300 SF







## PROPERTY HIGHLIGHTS

## 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

- 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)

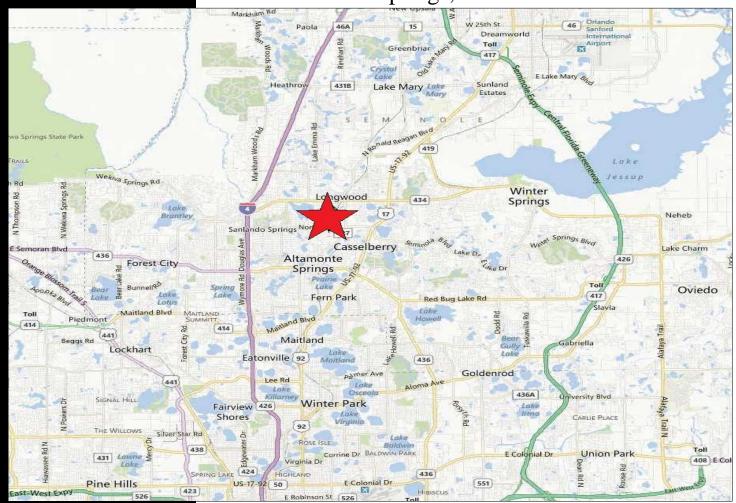
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974 Explorer Cove Altamonte Springs, FL 32701



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## Office/Warehouse Suites 2,700SF to7,300 SF 974 Explorer Cove Altamonte Springs, FL 32701 69.00 DUMPSTER' PAD LOT 2 ASPHALT N.00'05'41'E. 65.0 CONCRETE ASPHALT Suite 100 EXPLORER COVE LOT 3 Suite 124 4,600 SF Suite 112 400 SF Office (1) 14' x 14' Door Suite 124 500.02'(M) 500.00'(D) (0),00'154 S.00'14'41'W. S.00'14'41'W. ASPHALT Suite 128 Not to scale ASPHALT N.00005\* LOT 4 Suite 132 974 Explorer Cove Suite 128 Altamonte Springs, FL 32701 CONTACT Vincent F. Wolle, CCIM, SIOR Suite 140 407.448.1823 mobile CREManager@Gmail.com ASPHALT SPHALT 5.5'0VER Results Real Estate Partners, LLC Licensed Commercial Real Estate Brokers Suite 144 108 Commerce Street, Suite 200 Lake Mary, Florida 32746 100.0 407.647.0200 main ASPHALT 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,

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