

**FOR
LEASE**

Office/Warehouse Suites

974 Explorer Cove
Altamonte Springs, FL 32701



CONTACT

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

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www.ResultsREPartners.com

PROPERTY HIGHLIGHTS

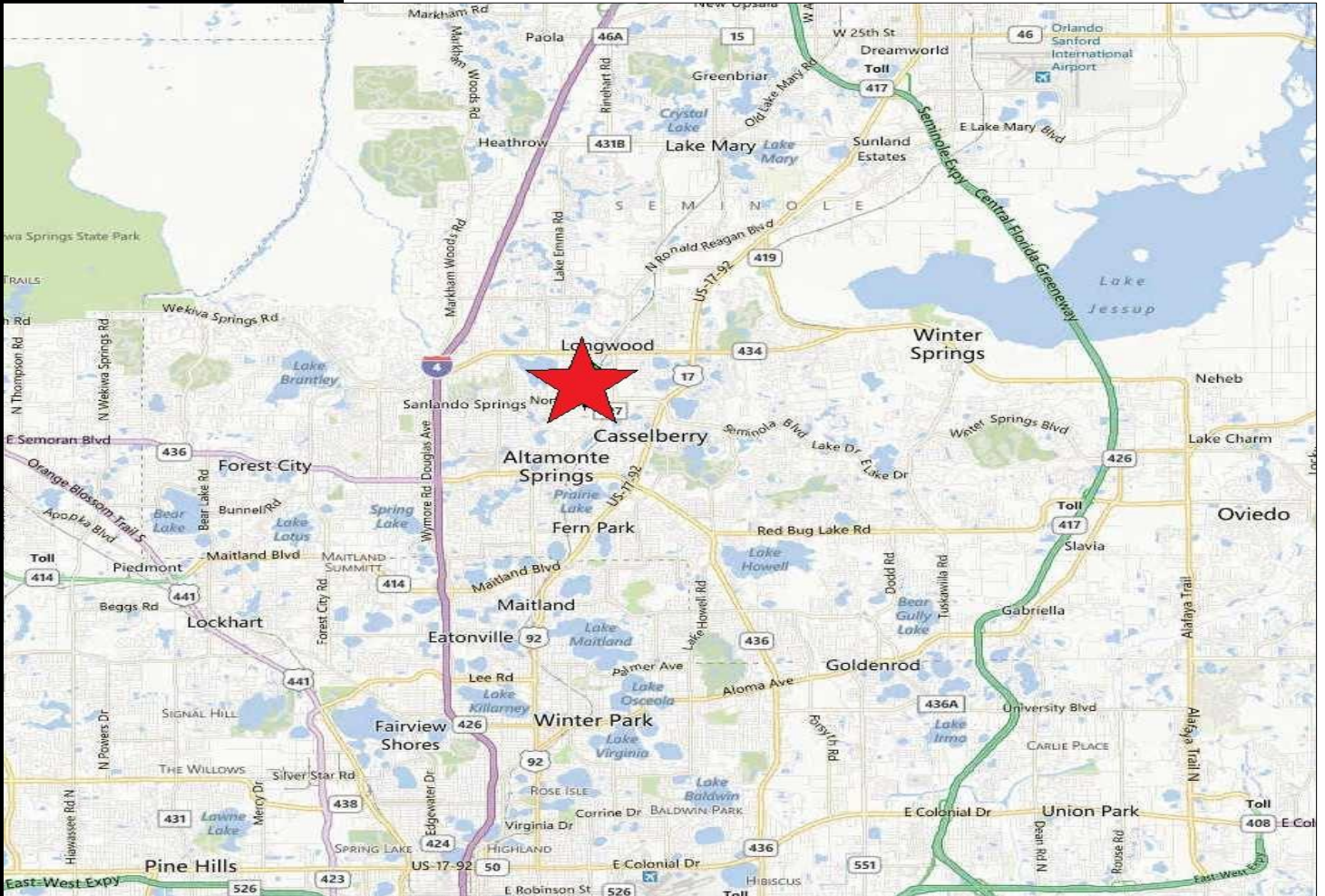
- 40,097 SF Multi-Tenant Rear Loading Warehouse
- Block and Metal Construction with 20' Clear Height
- Grade Level Doors (12'-14' wide doors by 14' tall)
- Covered Truck Well Access with Ample Parking
- Wet Fire Protection System, 3 Phase Power at building (not all suites)
- 2022 Renovation, OPEX is \$3.55, Some rear outside storage at additional cost (see broker for details)
- Building Signage, Close to I-4, SR 434, 436, and HW 17-92
- 5 Year Lease Minimum, Landlord may amortize for Credit Tenant
- Suite 112: 5,000 SF+/- (2,000 SF Office/Showroom, 3,000 WH, 1 Grade door) \$6,500 NNN
- Suite 128: 2,700 SF+/- (500 Office, 2,200 WH, 1 Grade/Dock) \$4,000 NNN

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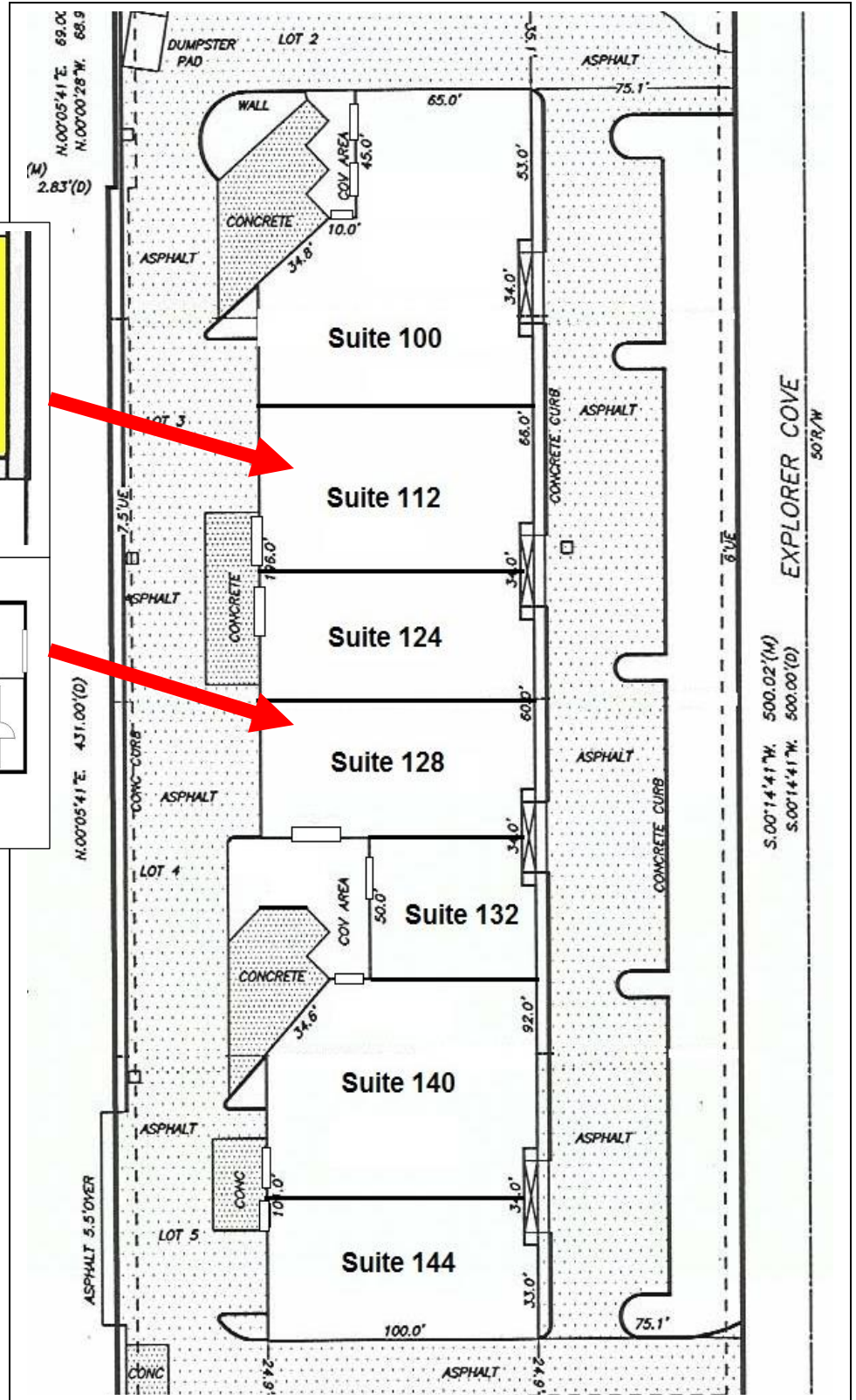
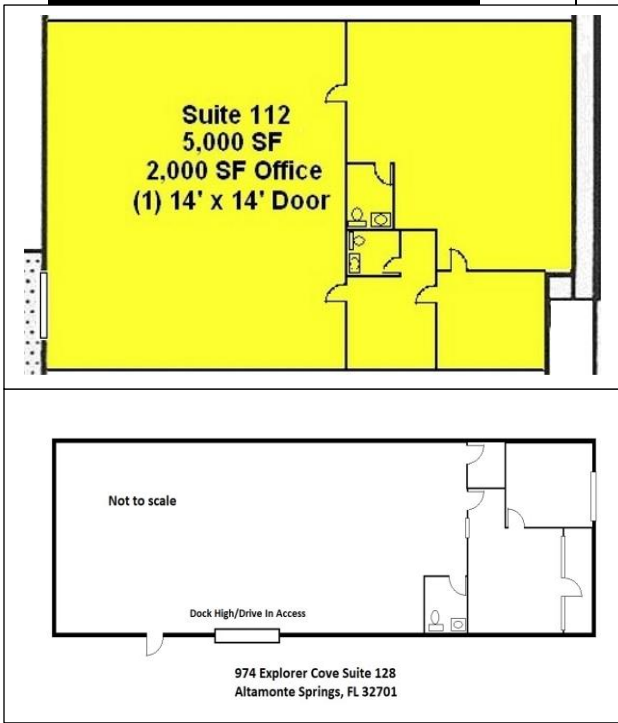


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