



# OFFICE/SHOWROOM/WAREHOUSE FOR LEASE

**4200 S. HWY 17-92**  
**CASSELBERRY, FL 32707**



UNIT 2

## PROPERTY DETAILS:

- 2 Spaces Available totaling 19,325 SF
  - Unit 2 7,325 SF Office/ AC Showroom
  - Unit 3 12,000 SF Warehouse
- Zoned C-G, Seminole County, 2.39+/- Acre Site
- Monument Signage Available on US Hwy 17-92
- Barrel Metal-Clad Canopies at Entrances
- Unit 2 is 100% under air and has 3-Phase Power (Former Dance Studio)
- Tenant Improvements Available for Long Term Lease with a Credit Tenant
- Landlord will Amortize Improvements over the term of the Lease

## LEASE RATES:

Unit 2 \$ 8.00/SF, NNN  
Unit 3 \$ 6.00/SF, NNN



**RESULTS REAL ESTATE PARTNERS, LLC**

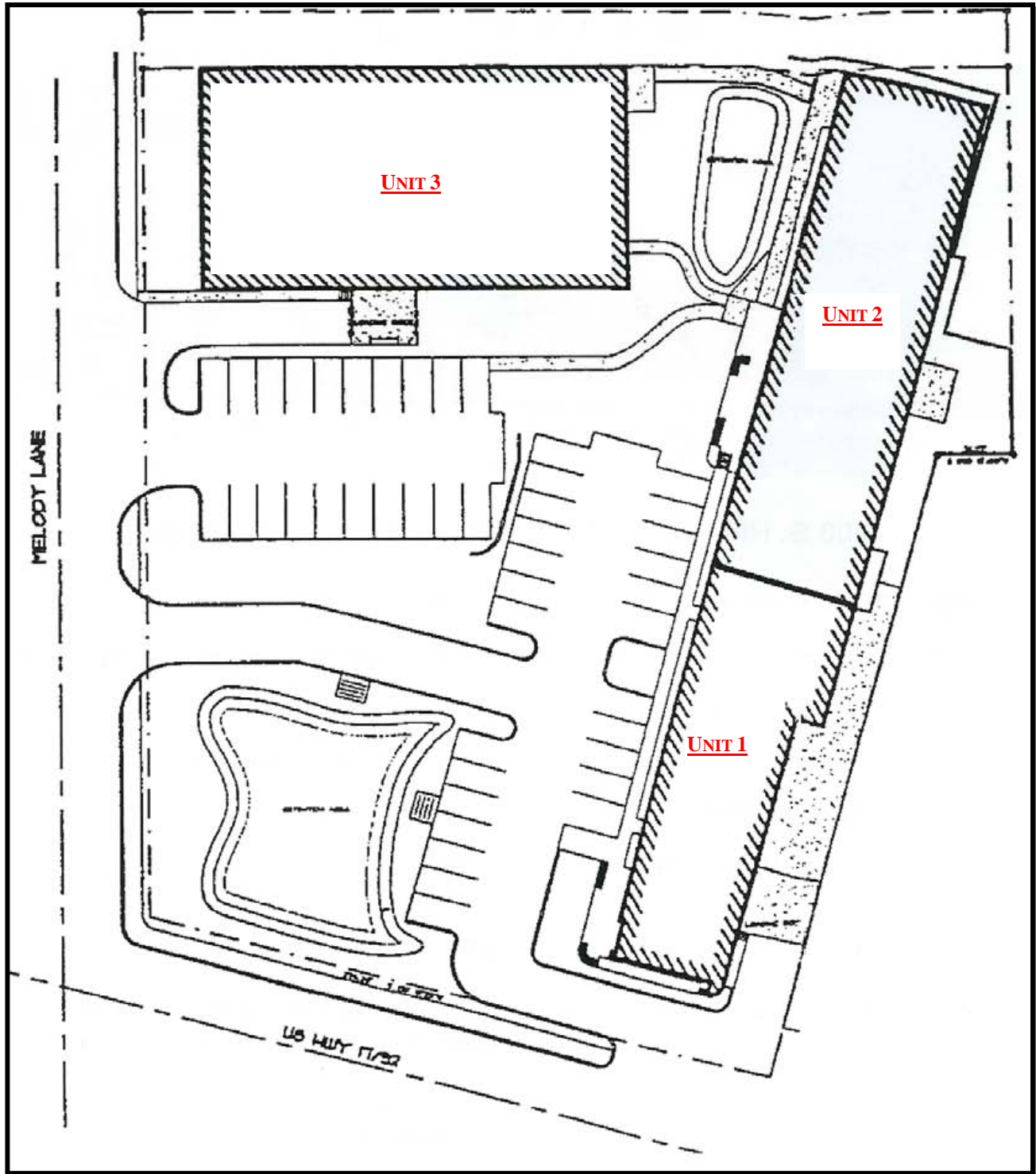
*Licensed Commercial Real Estate Brokers*

108 Commerce St, Suite 200, Lake Mary, FL 32746 office 407.647.0200 fax 407.647.0205

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# SITE PLAN



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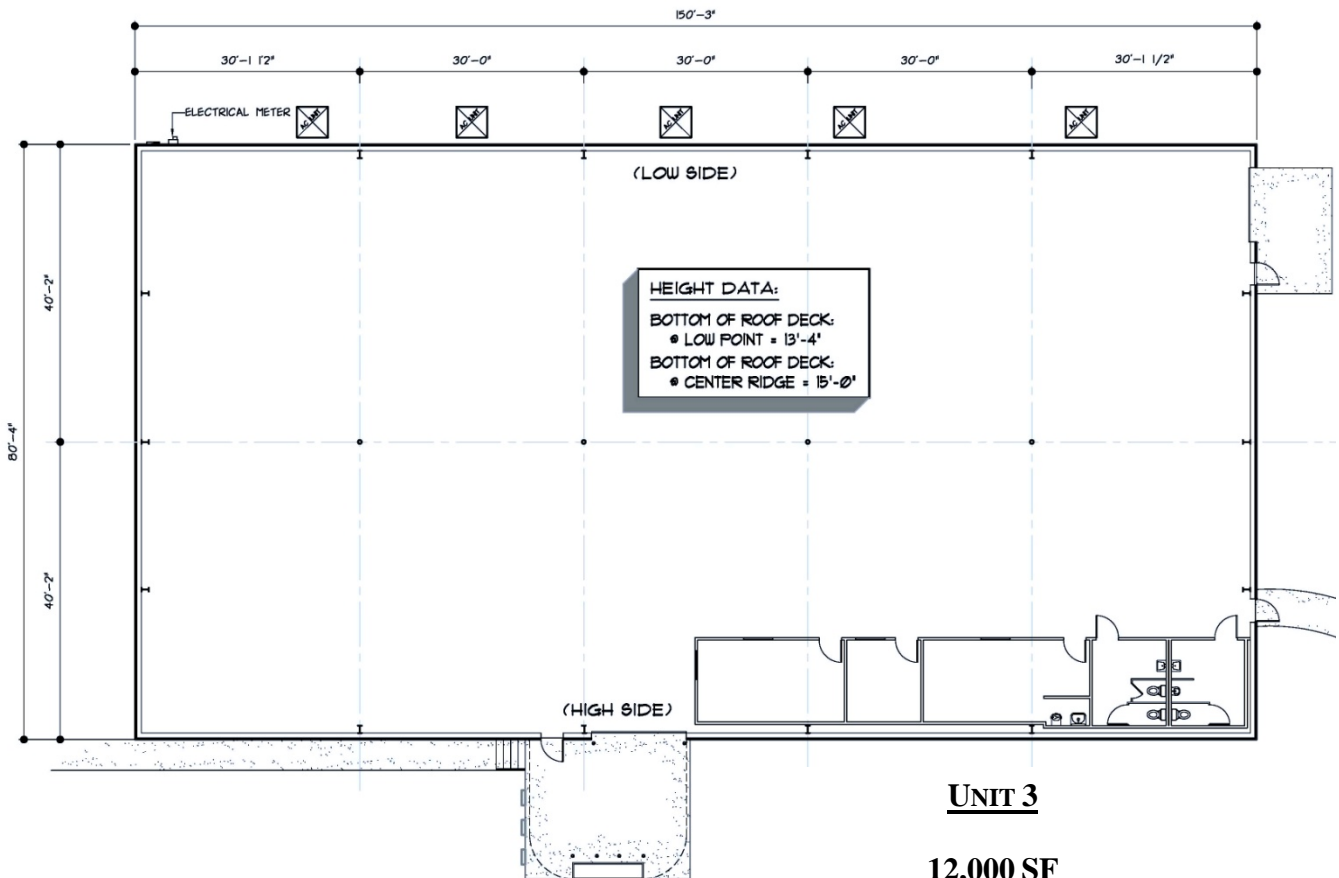
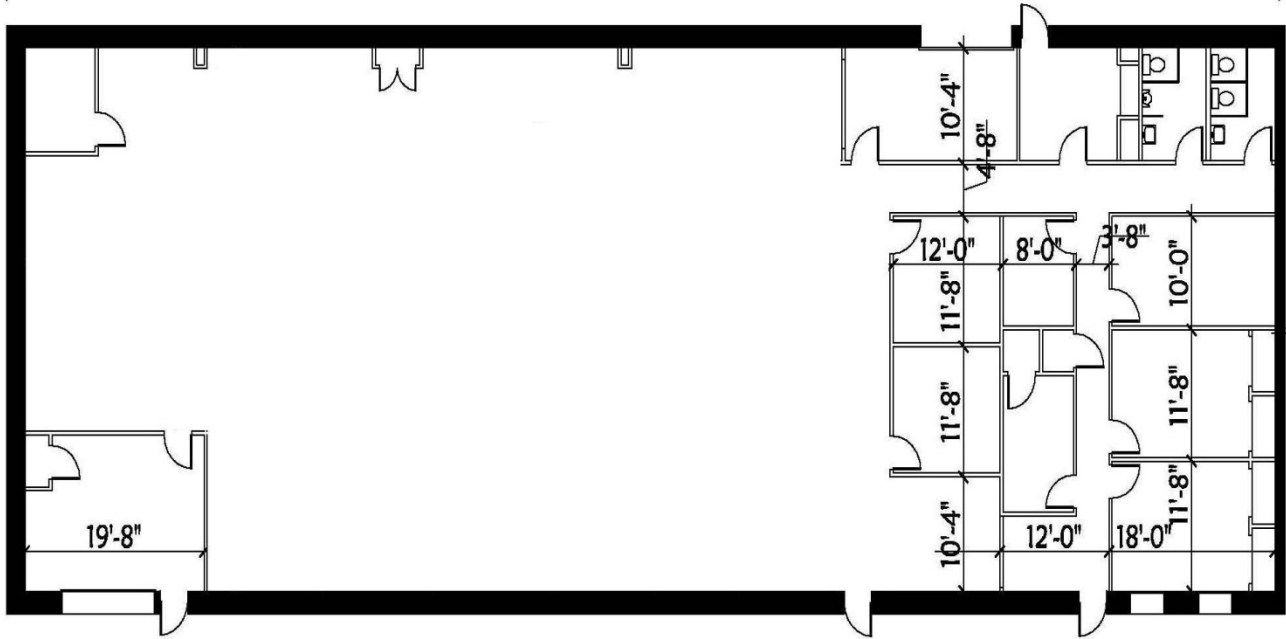
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UNIT 2

FLOOR PLANS

7325 sq. ft.



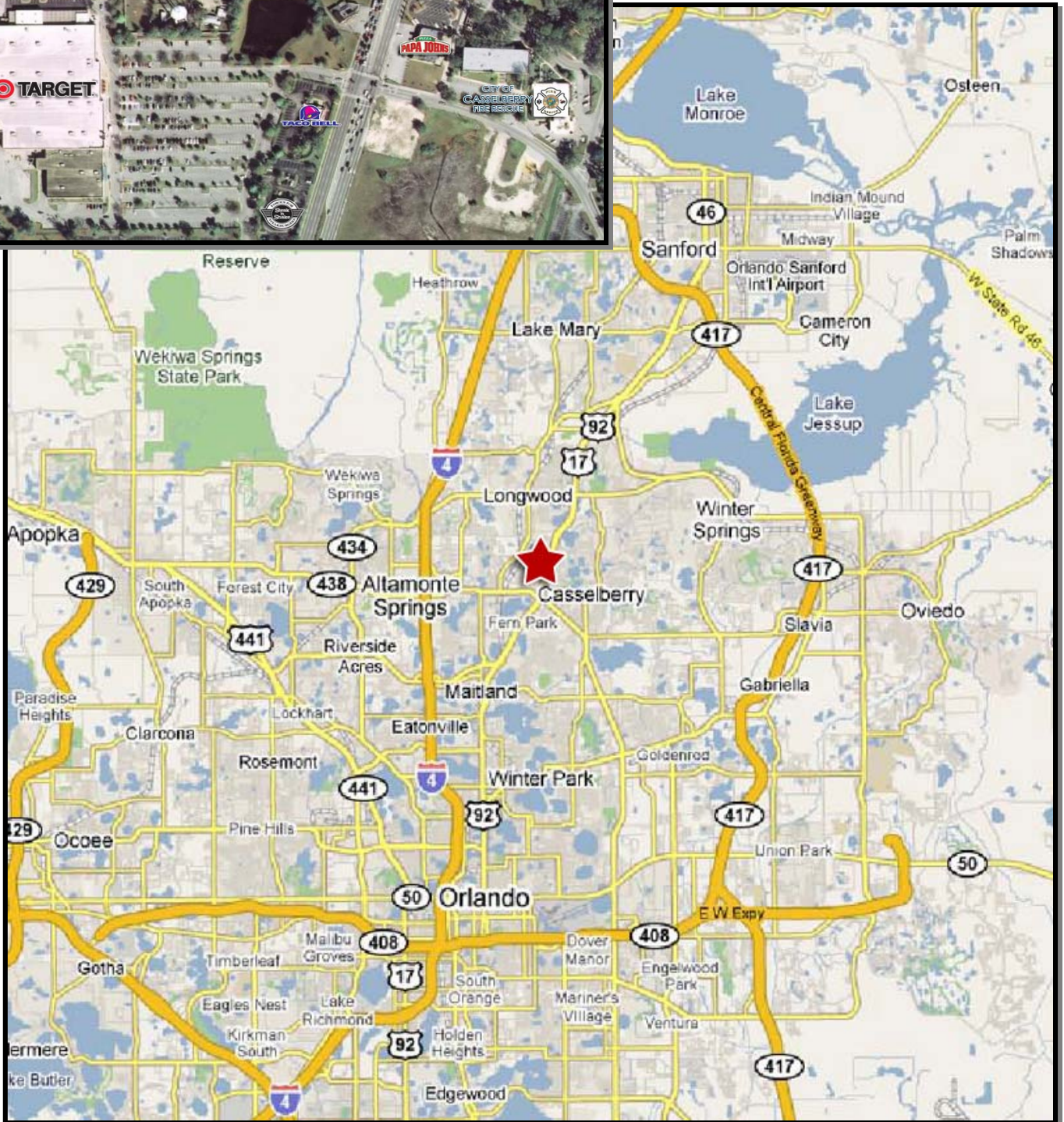
UNIT 3

12.000 SF



ACCESS TO SITE FROM  
CONCORD DRIVE

## MAP OF LOCATION



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