

PROPERTY FEATURES:

- 10,975 SF Total (3 buildings)
- 9,375 SF Warehouse with 16'-18' Clear Height
- (4) Grade Level Doors (1) Truck Well
- Video Surveillance and Fenced in Lot
- 54,320 SF of Land (1.25 Acres) Zoned Industrial/Office
- 1,600 SF of Office Space (2) 800 SF structures (Baywood St.)
- Access from 2 streets and front 3 streets
- Close to I-4, SR 436, CR427, SR 434, and Hw 17-92
- Motivated, In-House Financing Available (call broker to discuss)



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 www.ResultsREPartners.com

Sales Price \$900,000 (\$82 PSF)

<u>Lease Rate</u> \$6,000/month, NNN

CONTACT:

Vincent F. Wolle, CCIM, SIOR Cell (407) 448-1823 vwolle@ResultsREPartners.com

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AREA MAP HL Lake Mary Lake Mar The Legacy at (417) Alaqua Lakes ngs 92 Soldiers 17 119 Creek Park Central Weich Winds Park Springs Rd Winter Springs (434) (419) Oviedo Ra Golf Col Sweetwater Sabal Point Country Club Golf Course Orlando Bivd (434) Longwood Lake Wekiva Brantley Island Lake Winter. Golf Club W State Rd 434 Springs Roling Hils Golf Club 4 (434) Tuscawilla oran Blvd Country Club (436) 438 Altamonte E Altamonte Dr Casselberry Forest City Deer Run Springs Prairie Lake Country Club Lake Orienta Bear/Lake 2175 292 Riverside Maitland Blvd Lake Howell Acres (414) (436) 441 OF BBC Maitland Gully Lockhart S ake Eatonville Lake 20 Maitland Tray Interlachen 4 Country Club (434) 10 Lake 29 (426) Osceola Goldenrod Rosemont Lake Killarney Winter Park (551) Lake PMB Lake (417) Orlando ake Irma airview Semoran Lake 423 Virginia Pine Hills (438) (416) 441 Lake Sue Lake W Smith St Baldwin 50



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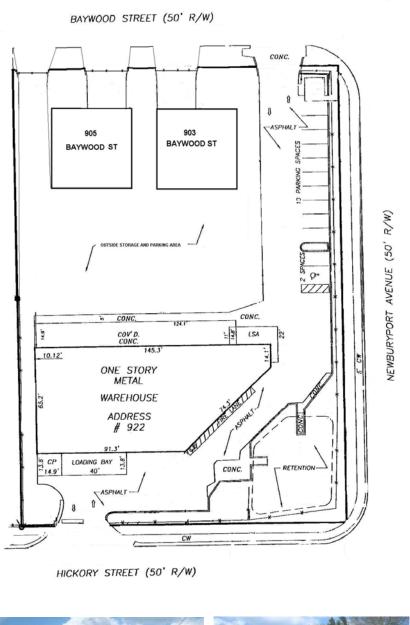
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For more information please contact:

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