

**FOR  
SALE**

**FREESTANDING  
OFFICE / WAREHOUSE**

**3421 SR 419 WINTER SPRINGS, FL 32708**



**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**

**PROPERTY FEATURES**

- 5,500 SF Concrete block construction built in 1994
- Newer standing seam Roof built in 2018 with a 35-year warranty
- 2,500 SF of Office, 3,000 SF of warehouse, & rear lockable storage area
- 5 Offices, 2 large open work areas, conference room, reception area, & 3 bathrooms recently renovated in the last 3 years
- .53 Industrial Site Zoned I-1, that can support 20+ vehicles and some fenced in outside storage and exterior LED lighting
- (1) 16'x9' Side Door and (2) 18'x10' Rear Doors (All Grade Level)
- Sprinklered, video surveillance, IT closet, & 14'-18' clear height
- Covered Rear Outside Storage and small laydown yard in the rear
- Several Heavy 3 phase power (120/240V, 277/480V, with step down transformers and switch gear in place)
- UPS Backup available (see broker for details)
- Easy access to HW 17-92, SR 417, SR 434, and I-4
- Up to 100% financing available (see broker for details)

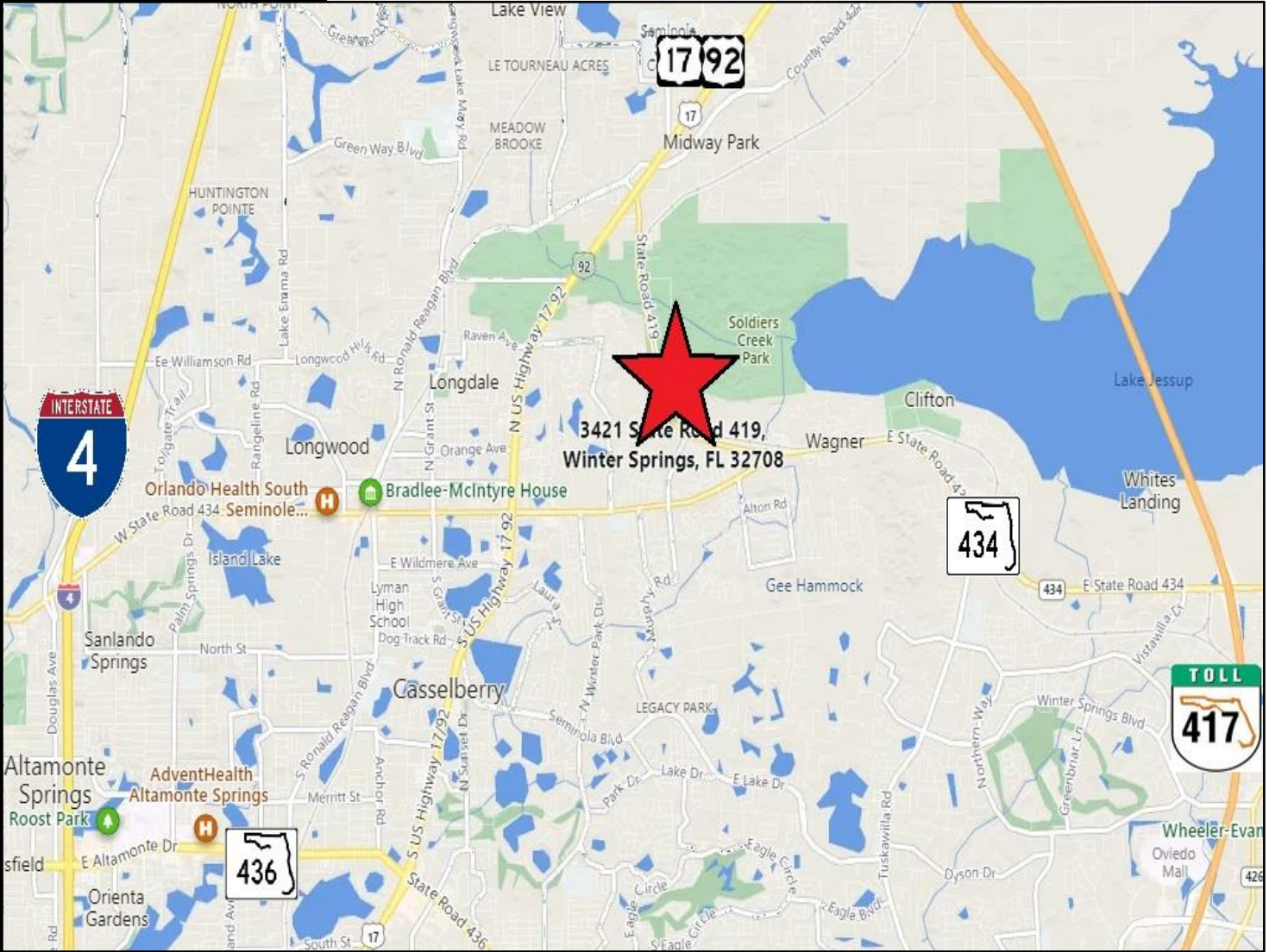
• **Sales Price:** **\$1,250,000** (\$227 PSF)

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  
SALE**

**FREESTANDING  
OFFICE / WAREHOUSE**

**3421 SR 419 WINTER SPRINGS, FL 32708**



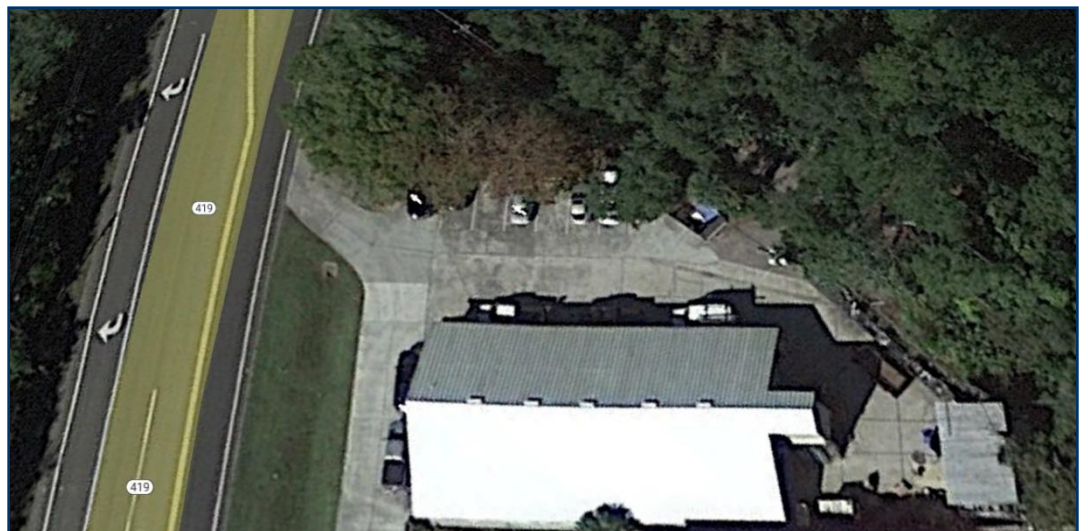
**CONTACT**

**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**

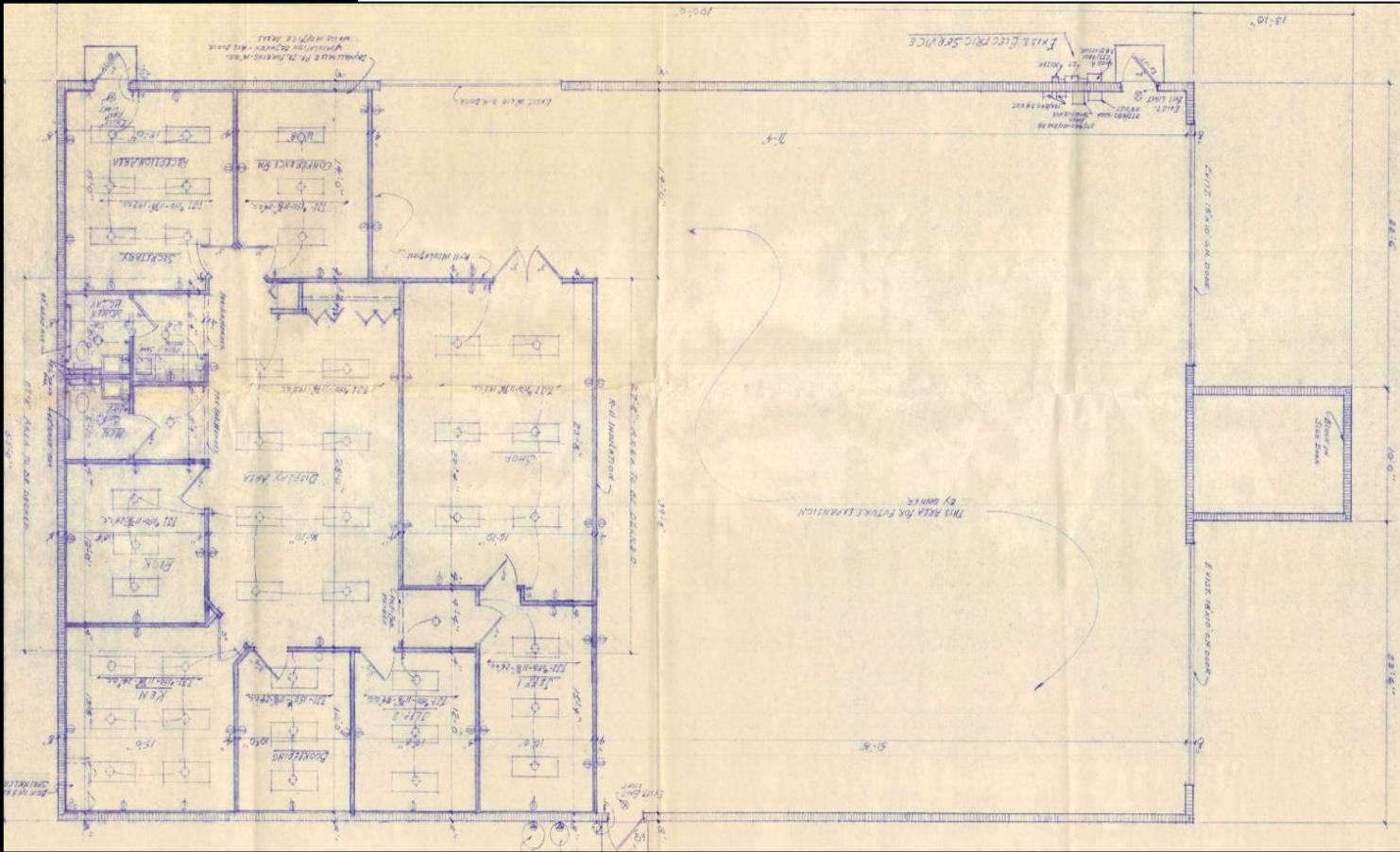


This information is from sources we deem reliable and is subject to prior sale, lease, withdrawal without notice, or change in prices, rates, or conditions. No representation is made as to the accuracy of any information furnished.

**FOR  
SALE**

**FREESTANDING  
OFFICE / WAREHOUSE**

**3421 SR 419 WINTER SPRINGS, FL 32708**



**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**

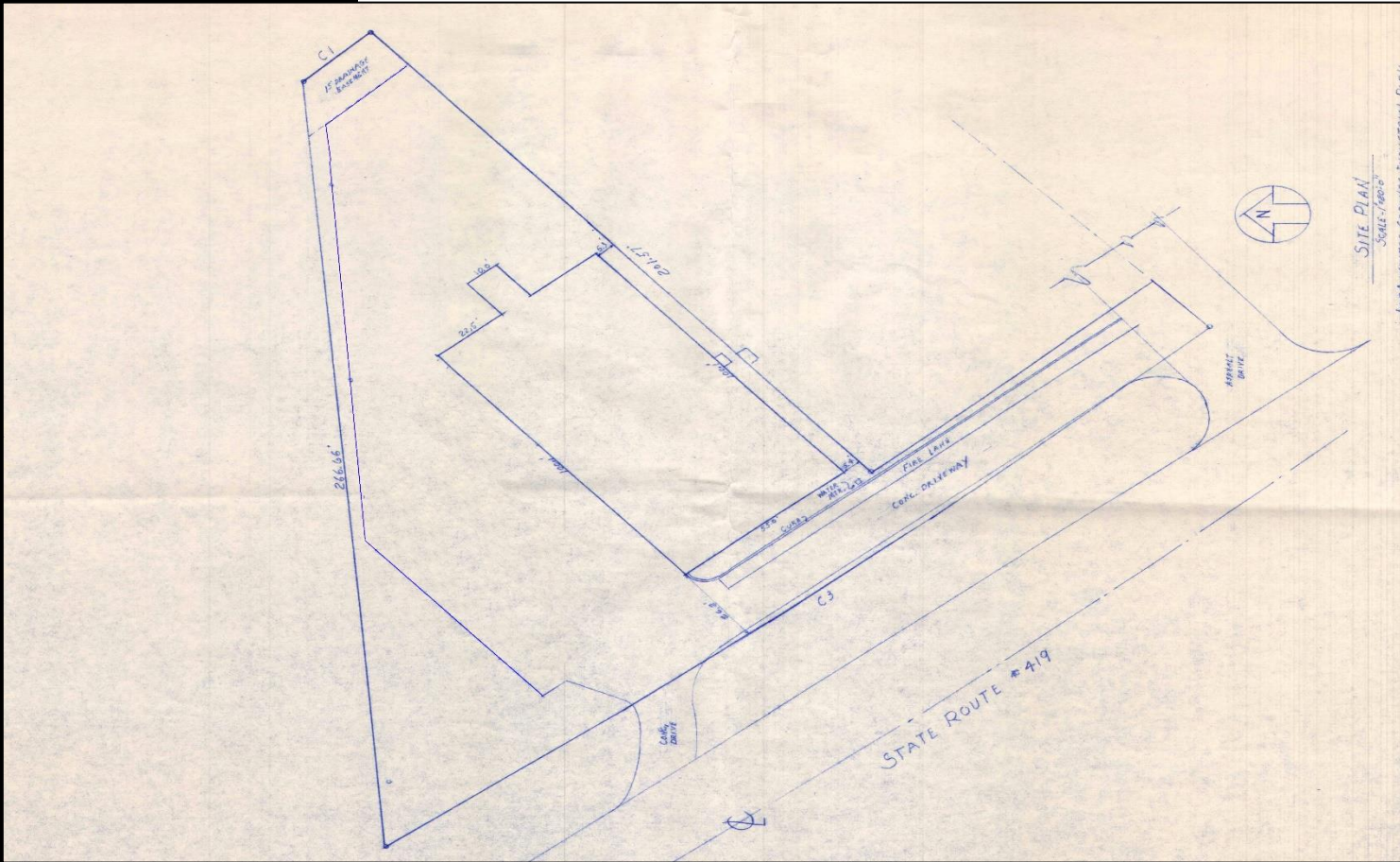


This information is from sources we deem reliable and is subject to prior sale, lease, withdrawal without notice, or change in prices, rates, or conditions. No representation is made as to the accuracy of any information furnished.

**FOR  
SALE**

**FREESTANDING  
OFFICE / WAREHOUSE**

**3421 SR 419 WINTER SPRINGS, FL 32708**



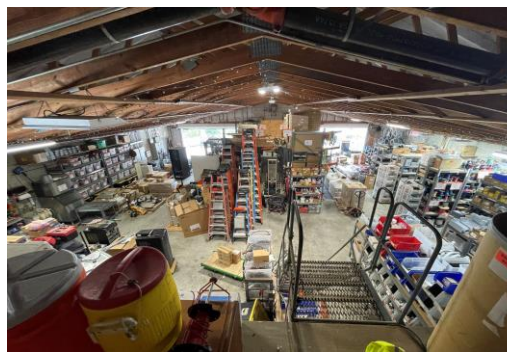
**CONTACT**

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](http://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.