

#### **OFFERING SUMMARY**

Sale Price:	\$1,295,000
Lease Rate:	Negotiable
Building Size:	7,200 SF
Property:	1.14 acres

#### **PROPERTY OVERVIEW**

Free-Standing, Industrial/Flex Building 7,200 SF on ± 1.14 acre property Zoning: City of Alt Springs I-L (Light Industrial) Excellent access to Maitland Blvd, 436 & 434 Available for Purchase or Lease

#### **PROPERTY HIGHLIGHTS**

- Fully built out as office (easily demo'd) with a mix of privates, cubes, conference rooms & warehouse
- Two 14' roll-up doors: one grade, one dock well
- ± 16' clear height
- 2019 New TPO roof & building siding
- Heavy power 3ph, 2000 amps. Full fire sprinklers.
- Over 50 parking spaces (± 7/1000)

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#### **CITY COMMERCIAL**

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### Photos



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### **Additional Photos**







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Aerial



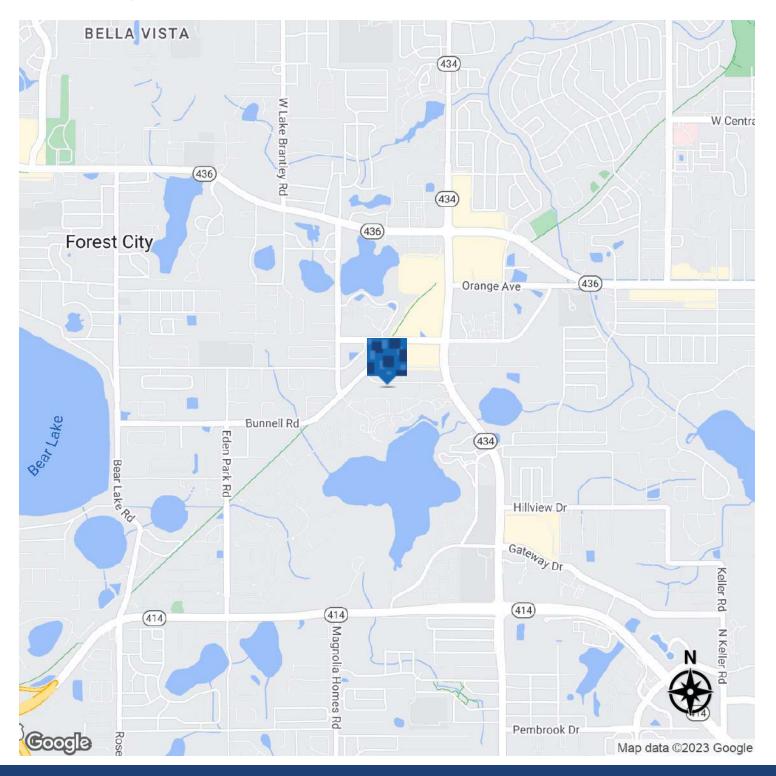
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### Location Map



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