

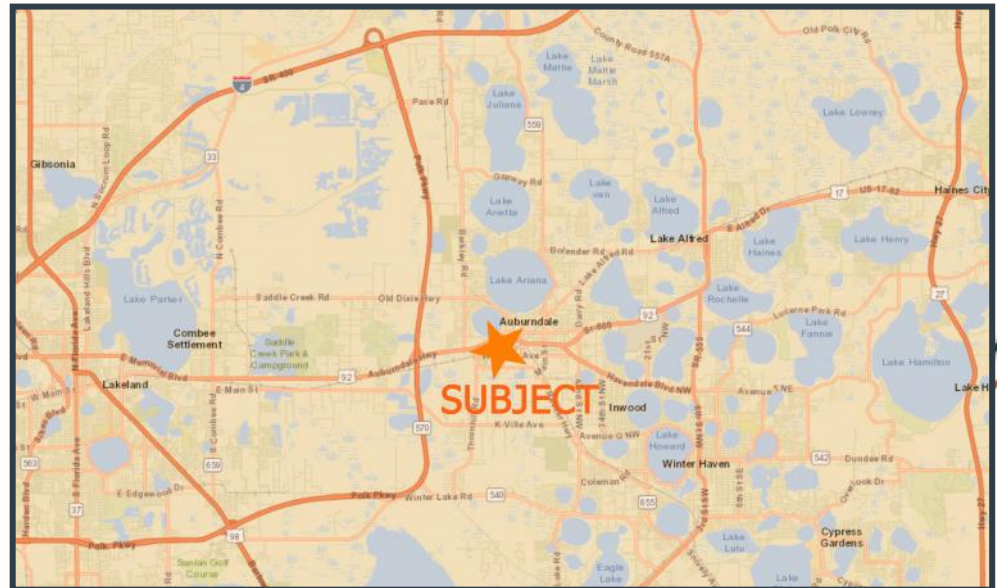
WAREHOUSE & OFFICE W/OUTDOOR STORAGE SUBLEASE



**540 MCDONALD AVE
AUBURNDALE FL 33823**

LIGHT MANUFACTURING OR SERVICE SPACE W/YARD STORAGE

- ◆ **7,400 SQ FT OFFICE & WAREHOUSE**
- ◆ **ZONED HEAVY INDUSTRIAL (City of Auburndale)**
- ◆ **EXCELLENT CONDITION WITH NEWLY REMODELED OFFICES**
- ◆ **400 AMP/3-PHASE**
- ◆ **NEW HVAC & SECURITY SYSTEMS**
- ◆ **.57 ACRE WITH OUTDOOR STORAGE OR PARKING**
- ◆ **LOCATED < .5 MILES FROM DOWNTOWN AUBURNDALE**
- ◆ **\$7.95 PER SQ FT (NNN)**
- ◆ **SUB LEASE TERM THROUGH 3/31/27 OR SIGN A NEW 5 YR DEAL**



Contact:
Scott Lloyd CCIM, RPA
Scott@LloydCA.com | Cell: 407-963-7558

COMMERCIAL
LLOYD
ADVISORS

AUBURNDALE OFFICE, WAREHOUSE & OUTDOOR STORAGE



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AUBURNDALE, FL 32823**

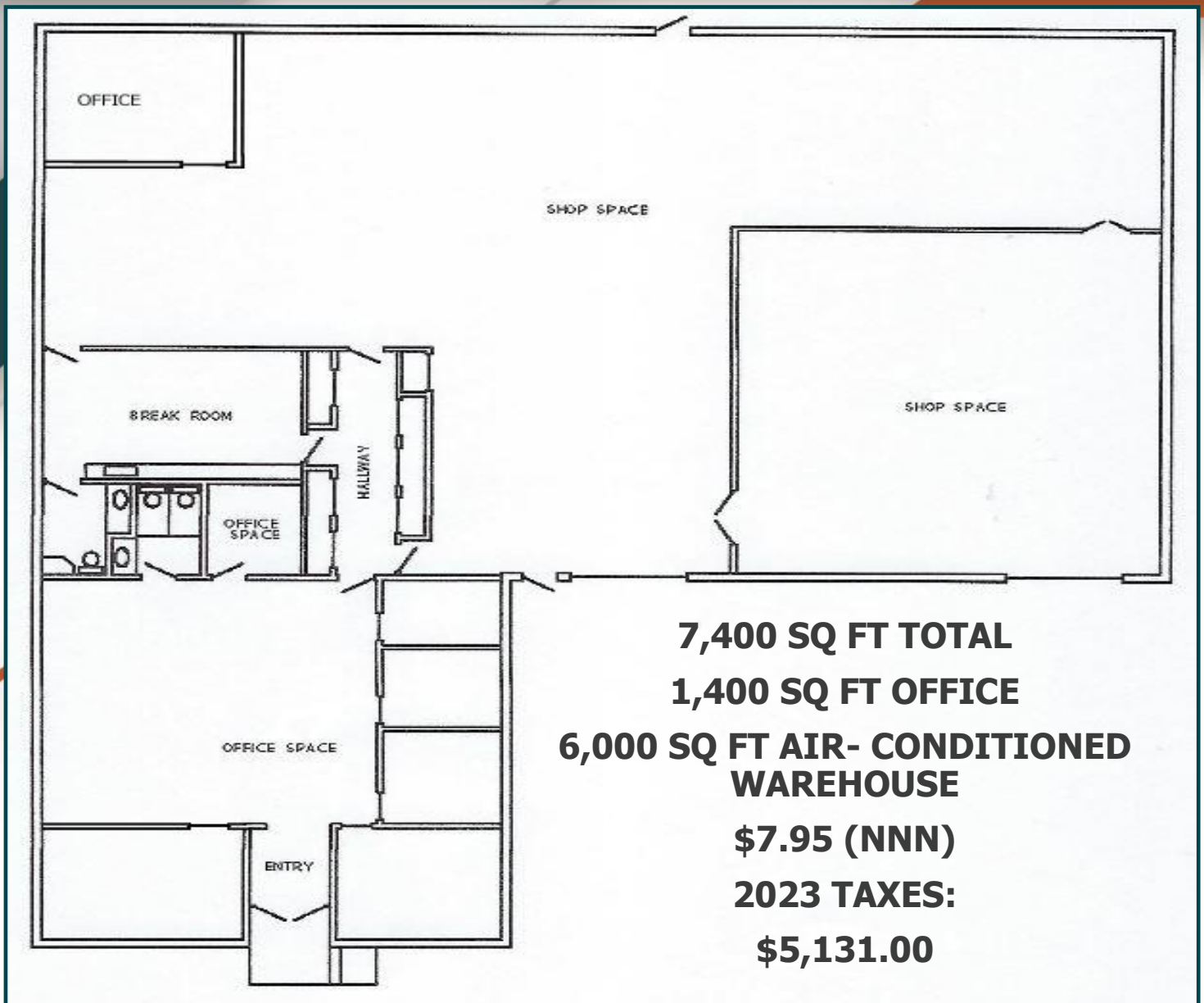


**CENTRALLY LOCATED IN THE
HEART OF POLK COUNTY**

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AUBURNDALE, FL 32823**

\$7.95 NNN

SUB LEASE THROUGH 3/31/27

OR SIGN A NEW 5 YEAR DEAL WITH OWNERSHIP

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