

FOR LEASE | **5.5 ACRE OF OUTSIDE STORAGE**

471 LF ROPER PARKWAY

OCOE, FL 34761

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

ZENITH
Industrial Outdoor Storage



AVAILABLE: JANUARY 2025

DIRECT VISIBILITY ON SR.429

PROPERTY HIGHLIGHTS

- **Building Size:** 6,884 SF
 - 6,000 SF Warehouse with 5.5 Acre Outside Storage
 - Office: 866 SF
 - Second Story Office: 866 SF
 - Warehouse: 3,200 SF
 - Covered Storage: 2,000 SF
 - Modular Office: 600 SF
- **Outside Storage:** 5.5 Acres
- **Doors:** Six (6) 12' x 14' Grade Level Doors
- **Clear Height:** 19' - 21'
- **Construction:** Metal
- **Zoning:** IND-2 (Orange County)
- **Site:** 100% Stabilized, Fenced, and features wide entry gate

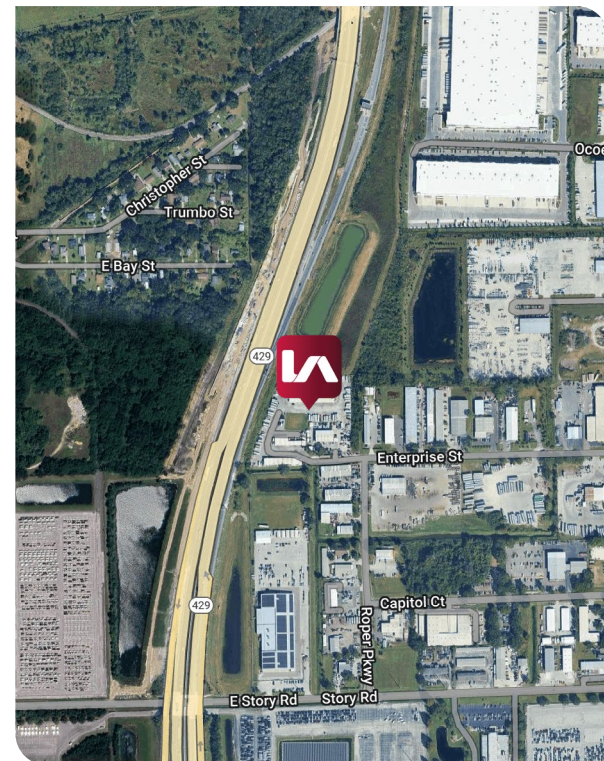
Lease Rate: \$50,000/month NNN

Op Ex: \$3,524/month

Leasing Contact:

Ryan Griffith
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Christopher "CJ" Griffith
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6,884 SF WAREHOUSE ON 5.5 ACRES OF OUTSIDE STORAGE FOR LEASE

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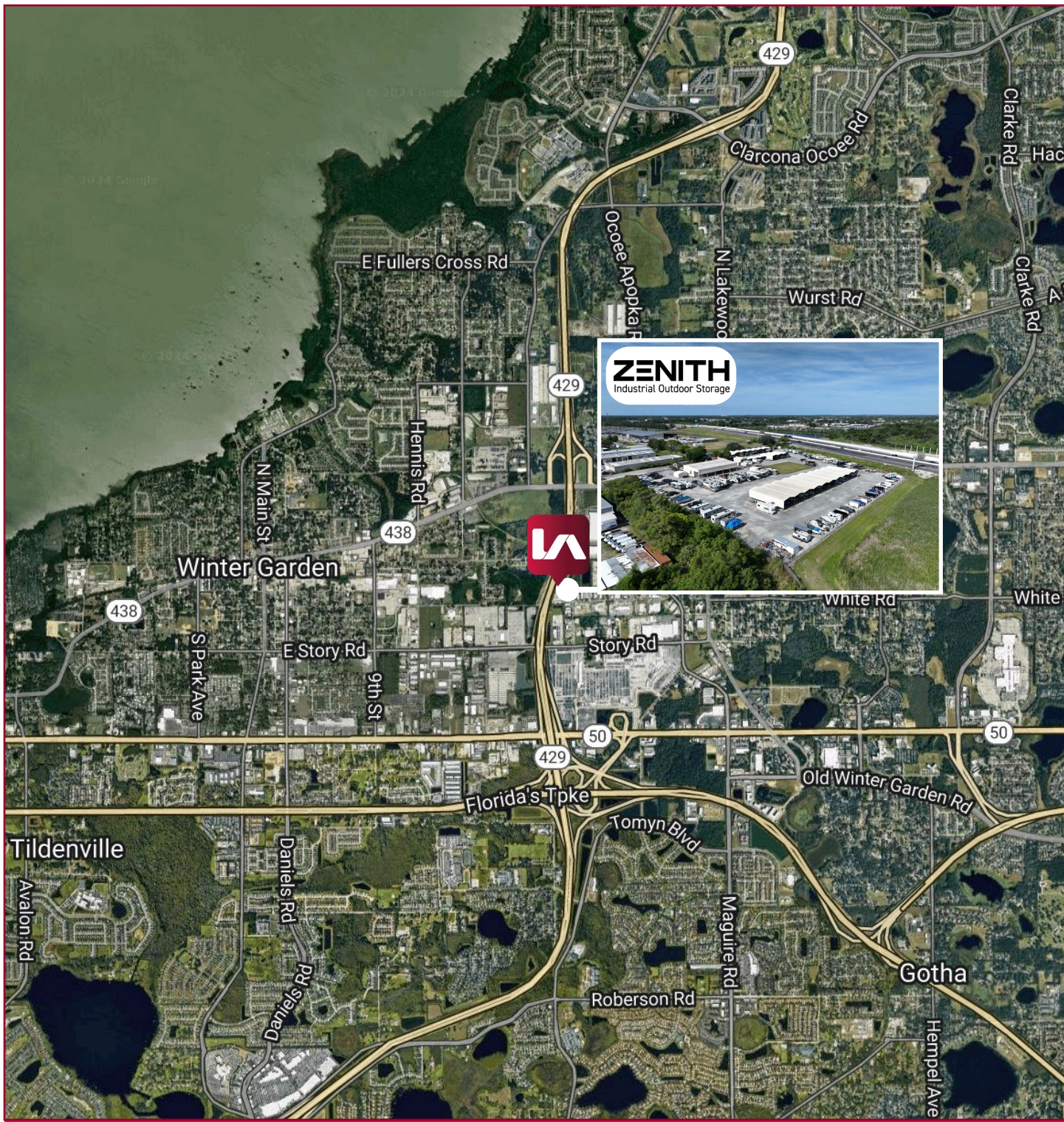


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