

FOR LEASE
3255 CLARCONA ROAD
APOPKA, FL 32703



AVAILABLE NOW: 4.75 Acres / 19,319 SF Office/Warehouse

PROPERTY HIGHLIGHTS

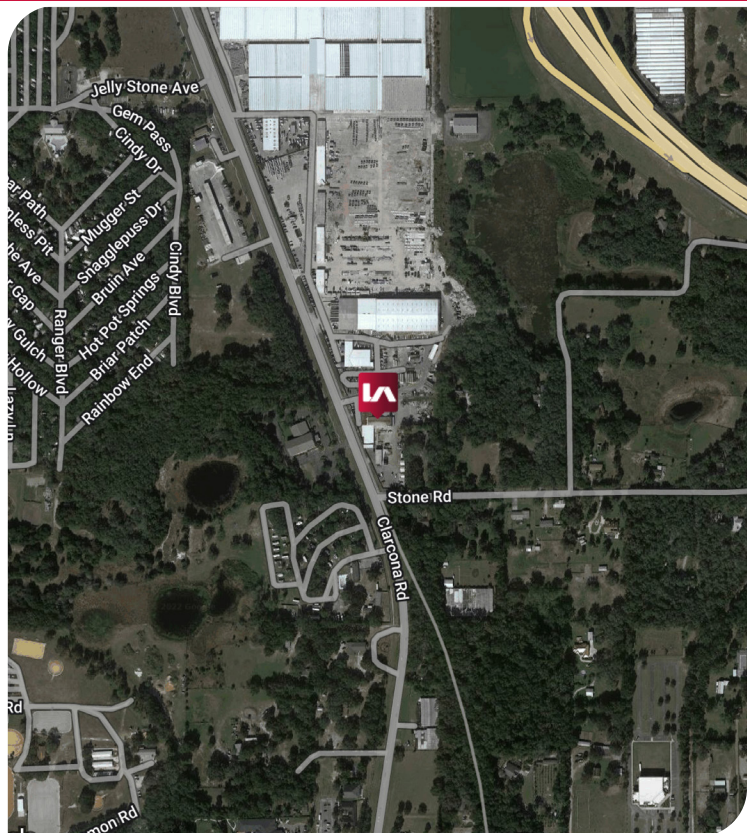
- 4.75 Acres Zoned for Outdoor Storage
- Institutionally Owned and Managed
- Fenced, Screened, Stabilized and Lit Land with the Majority of the Site being Paved.
- Direct Frontage on Clarcona Road
- Under 1 Mile to SR 414 Offering Quick and Easy Access to SR 429 and I-4
- 19,319 SF of Grade Level Office/Warehouse across two buildings
 - Potential to Demolish Existing Office back to 4,300 SF of Office
- 2 Separate Entry Points

Lease Rate: \$40,000 per month NNN

Leasing Contact:

Derek Riggelman, SIOR
Senior Vice President | Principal
driggelman@lee-associates.com
D 321.281.8507

Ryan Griffith
Senior Associate
rgriffith@lee-associates.com
D 321.281.8512

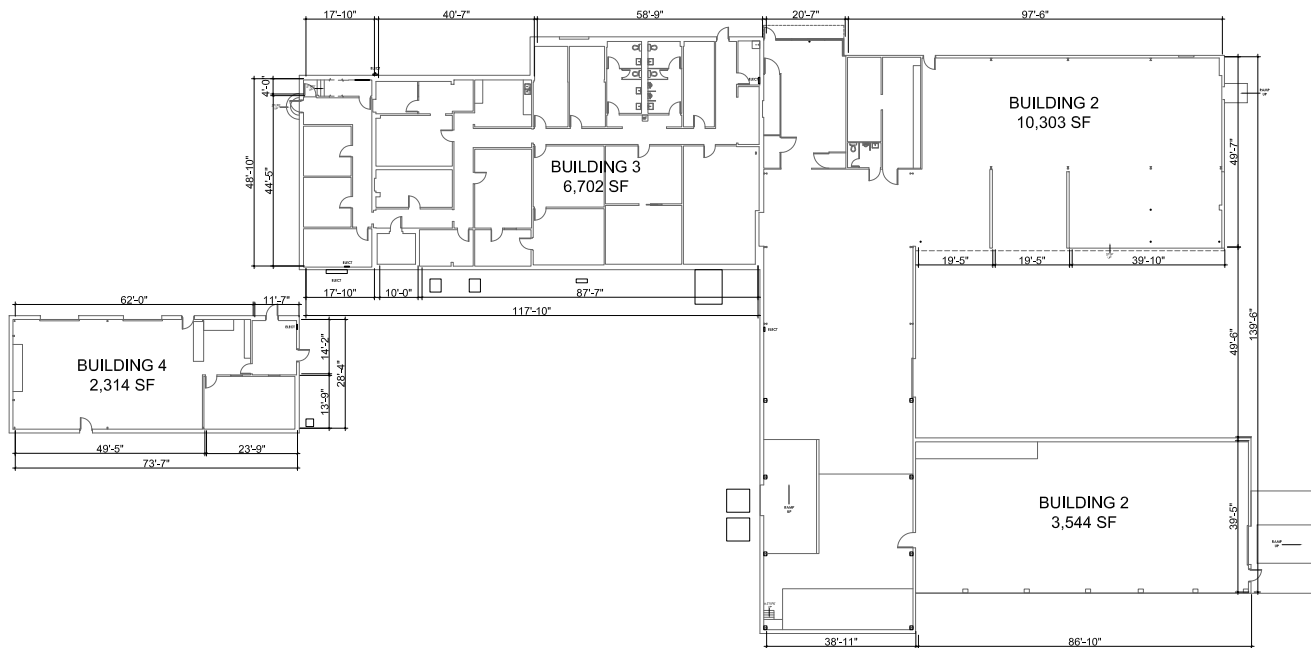


3255 CLARCONA ROAD

APOPKA, FL 32703

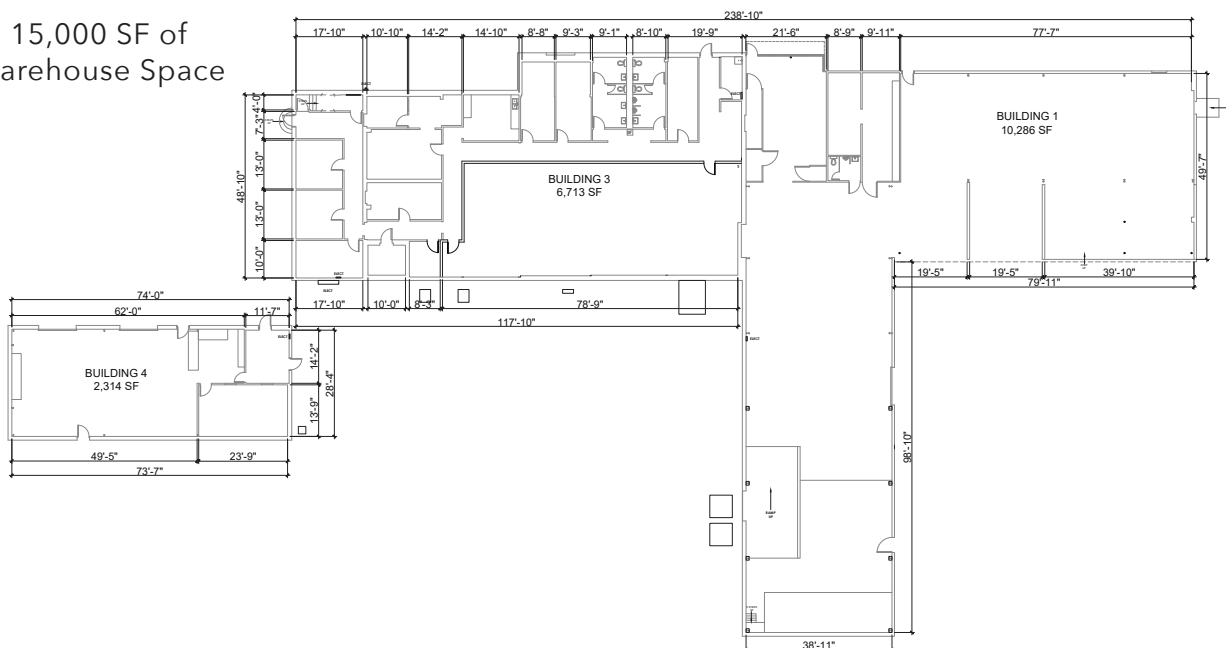


AS BUILT DRAWING



POTENTIAL RENOVATION PLAN

15,000 SF of Warehouse Space



Leasing Contact:

Derek Riggleman, SIOR
Senior Vice President | Principal
driggleman@lee-associates.com
D 321.281.8507

Ryan Griffith
Senior Associate
rgriffith@lee-associates.com
D 321.281.8512

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

3255 CLARCONA ROAD
APOPKA, FL 32703



PROPERTY PHOTOS



Leasing Contact:

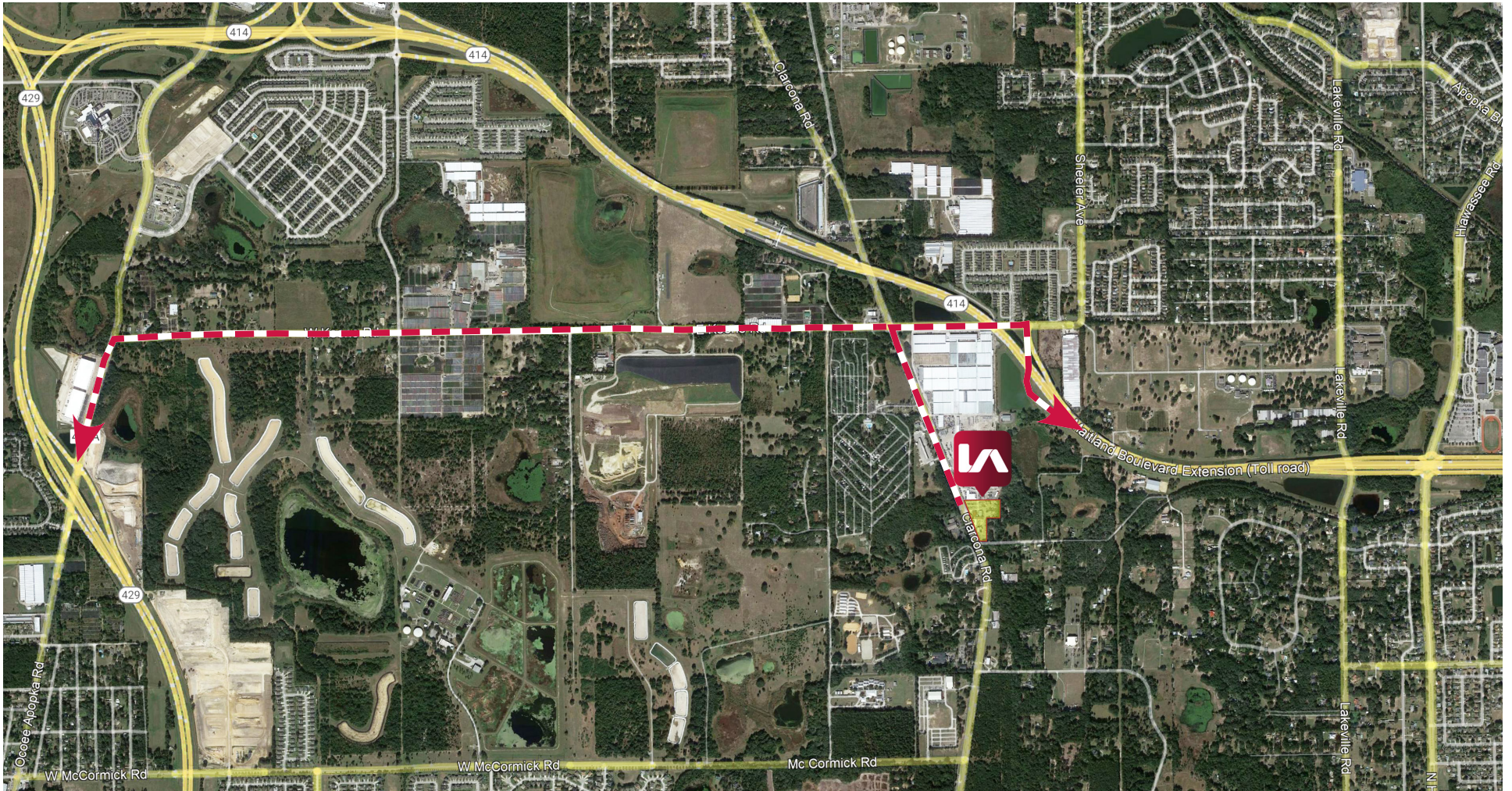
Derek Riggleman, SIOR
Senior Vice President | Principal
driggleman@lee-associates.com
D 321.281.8507

Ryan Griffith
Senior Associate
rgriffith@lee-associates.com
D 321.281.8512

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

3255 S CLARCONA ROAD

APOPKA, FL 32703



Leasing Contact:

Derek Riggleman, SIOR
Senior Vice President | Principal
driggleman@lee-associates.com
D 321.281.8507

Ryan Griffith
Senior Associate
rgriffith@lee-associates.com
D 321.281.8512

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.