

**FOR  
LEASE**

**Office/Warehouse Suite  
4,600 SF**

974 Explorer Cove  
Altamonte Springs, FL 32701



**PROPERTY HIGHLIGHTS**

- 40,097 SF Multi-Tenant Rear Loading Warehouse
- Block and Metal Construction with 20' Clear Height
- Grade Level Doors (12'-14' wide doors by 14' tall)
- Covered Truck Well Access with Ample Parking
- Wet Fire Protection System, 3 Phase Power at building (not all suites)
- OPEX is \$4.11 PSF, New Landscaping and Painting scheduled for 2026
- Building Signage, Close to I-4, SR 434, 436, and HW 17-92
- 5 Year Lease Minimum, Landlord may amortize for Credit Tenant
- Suite 124: 4,600 SF (400 SF Office, 4,200 WH, 1 Grade door) \$6,200 NNN
- **Outside Storage is Available starting at \$750/Month (see Broker for details)**

**C O N T A C T**

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**

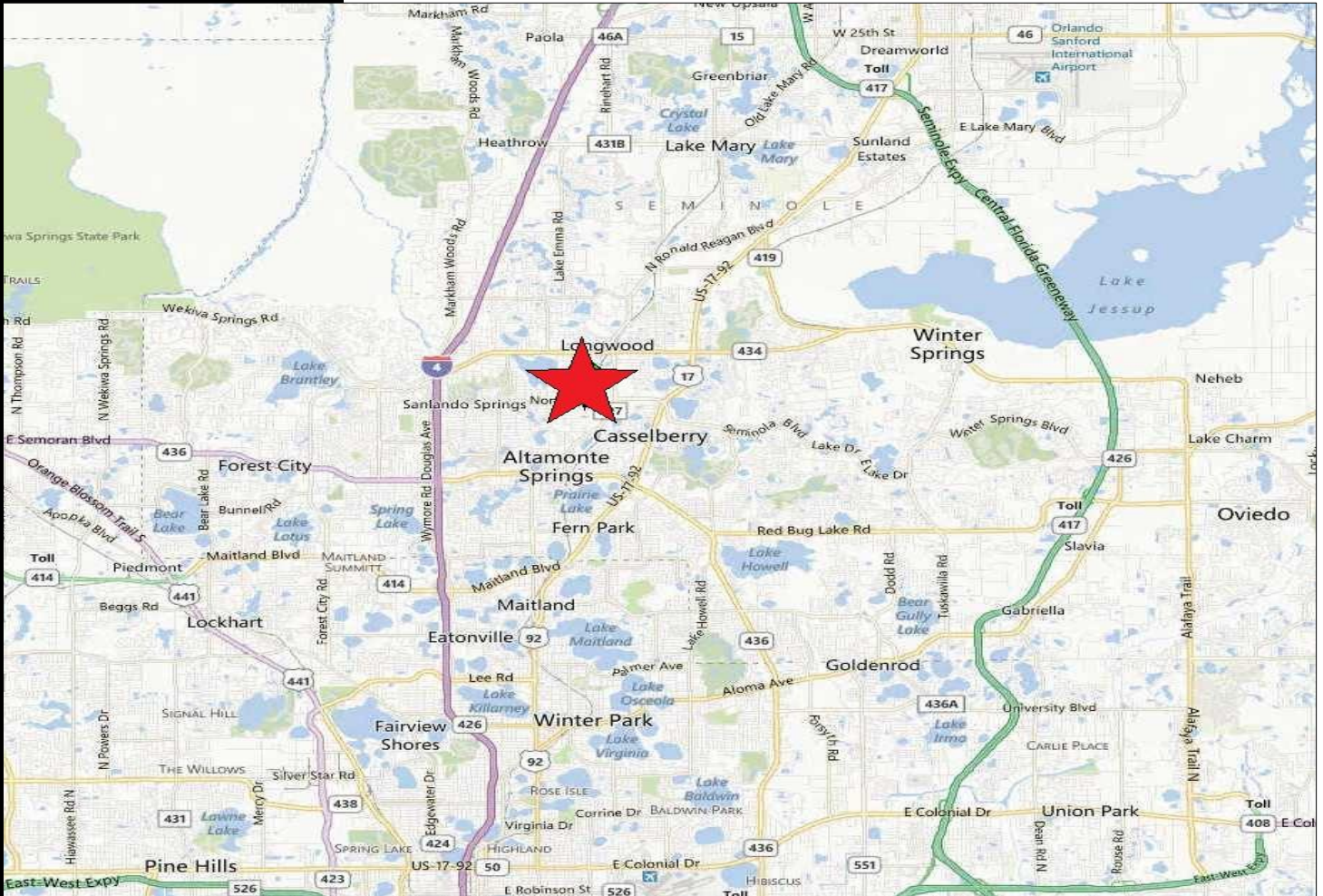
This information is from sources we deem reliable and is subject to prior sale, lease, withdrawal without notice, or change in prices, rates, or conditions. No representation is made as to the accuracy of any information furnished.



**FOR  
LEASE**

**Office/Warehouse Suite  
4,600 SF**

**974 Explorer Cove  
Altamonte Springs, FL 32701**



**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**



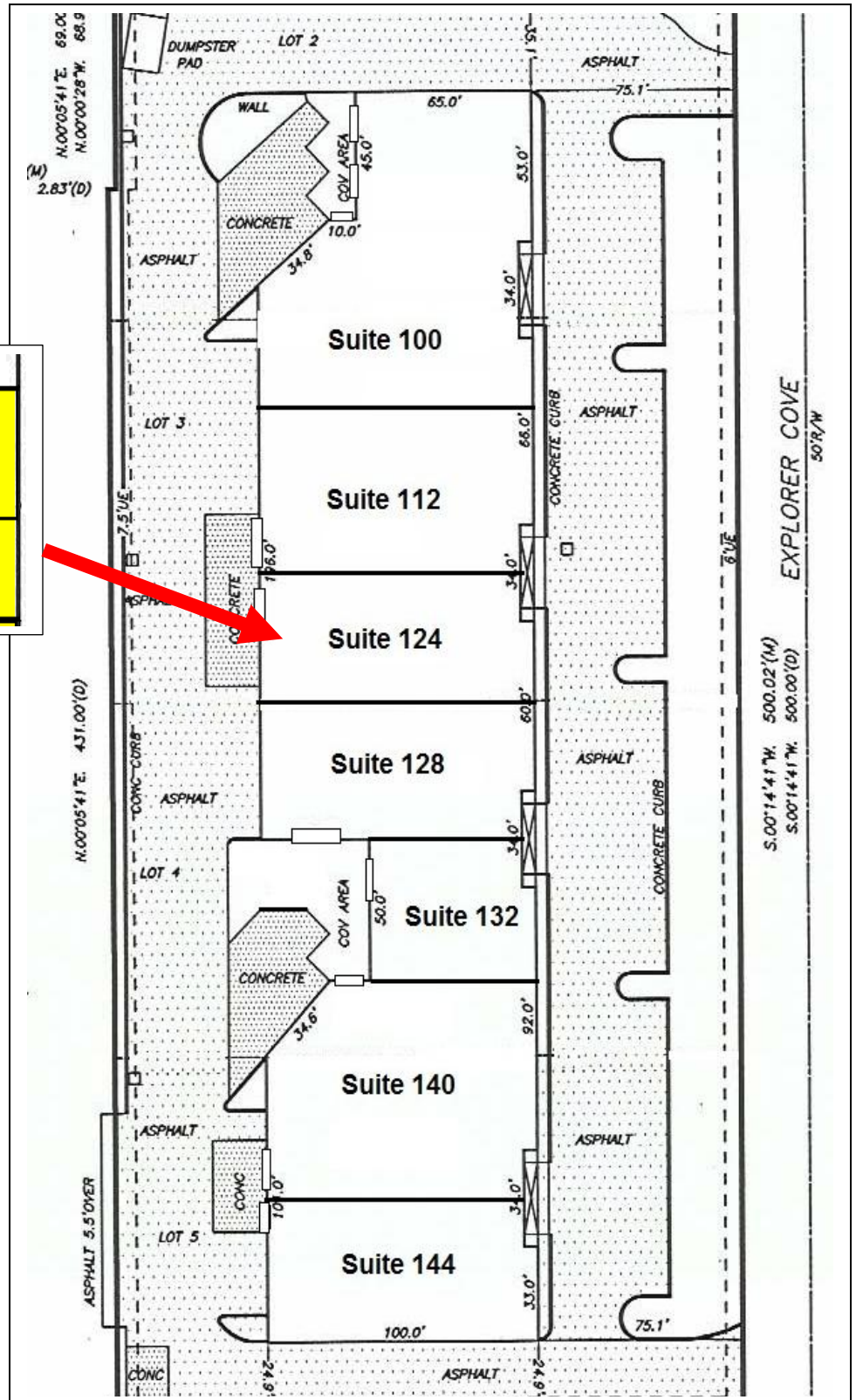
This information is from sources we deem reliable and is subject to prior sale, lease, withdrawal without notice, or change in prices, rates, or conditions. No representation is made as to the accuracy of any information furnished.



**FOR  
LEASE**

# Office/Warehouse Suite 4,600 SF

974 Explorer Cove  
Altamonte Springs, FL 32701



Suite 124  
4,600 SF  
400 SF Office  
(1) 14' x 14' Door

## 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.