

**FOR
LEASE**

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

974 Explorer Cove
Altamonte Springs, FL 32701



PROPERTY HIGHLIGHTS

CONTACT

Vincent F. Wolle, CCIM, SIOR
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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

- **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)**

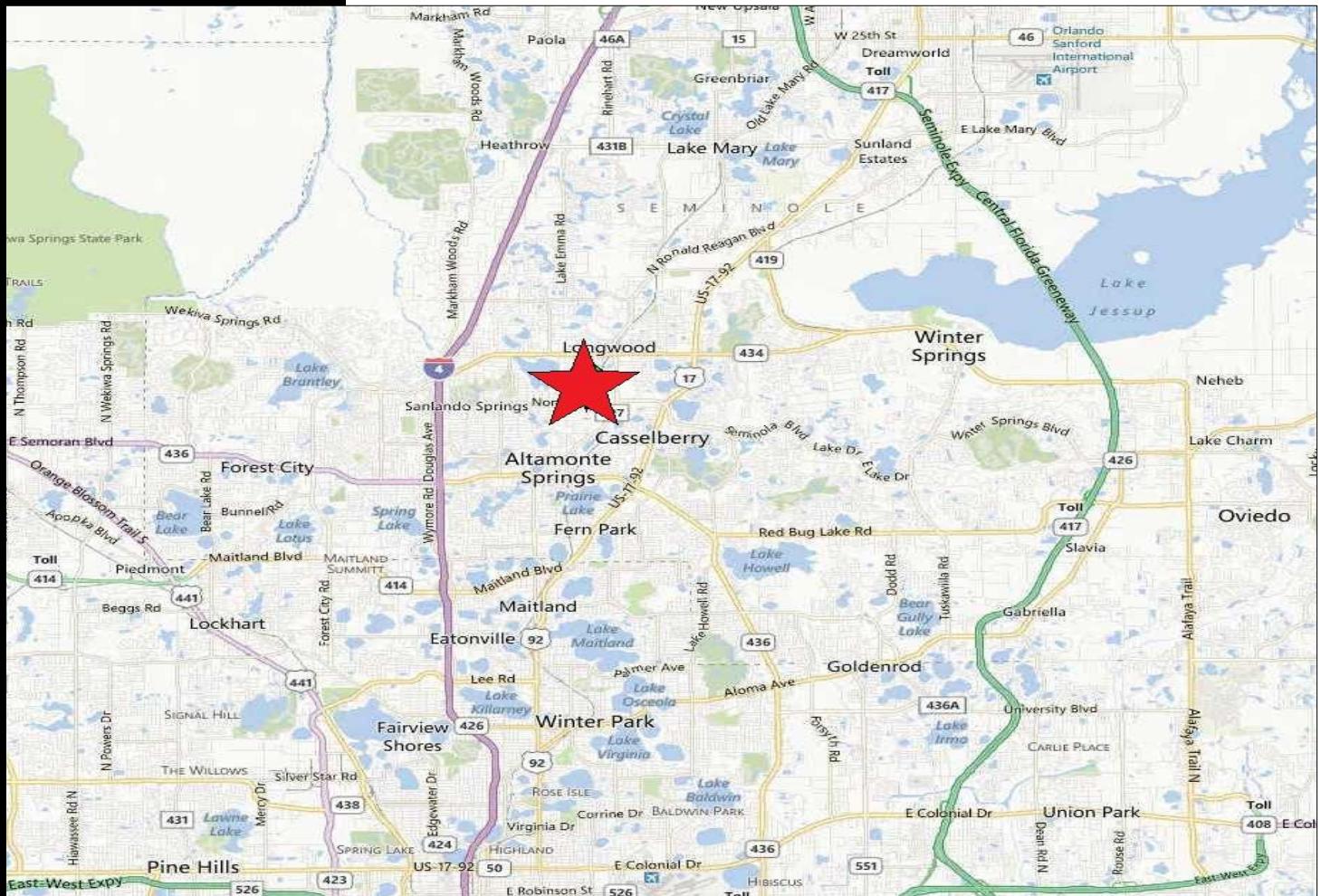
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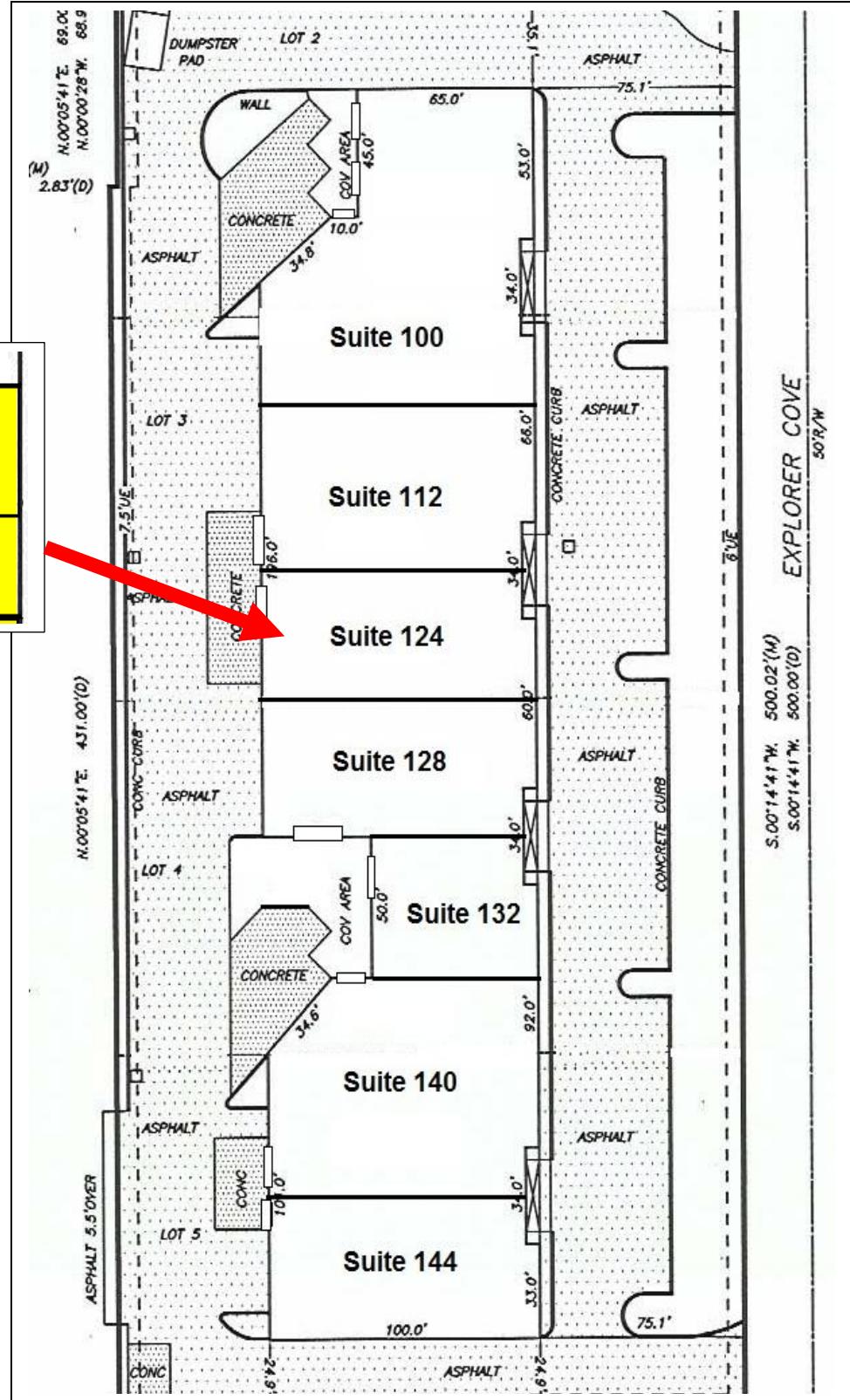
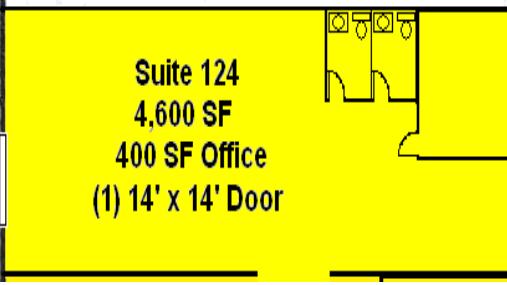


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