

**FOR
LEASE**

**RENOVATED RETAIL/SERVICE FACILITY
WITH OUTSIDE STORAGE**
821 N. HW 17-92
WINTER SPRINGS, FL 32708



PROPERTY HIGHLIGHTS

- 7,200 SF Retail/Warehouse Building built in 1975 with a New Roof in 2014
- .70 Acre Lot Zoned C-2 (100' of frontage and 287' deep)
- 1/3 Showroom, 2/3 Warehouse with 16'-18' Clear Height
- **Fenced in Rear Outside Storage**, (3) 12x14 Grade Level Overhead Doors
- Located near SR 434, CR 427, Lake Mary Blvd, SR 436 and I-4
- Curb Cut access in front of the property with **56,000 VPD on HW 17-92**
- Large Pole Sign, Video Surveillance, and Good Parking
- **Showroom/Warehouse with Retail Exposure**
- **Currently under renovation with new paint, lighting and new HVAC**
- Demographics available upon request
- **Lease Amount: \$15,000 NNN (\$25 PSF)**

OPEX is \$5.75 PSF



CONTACT

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Results Real Estate Partners, LLC

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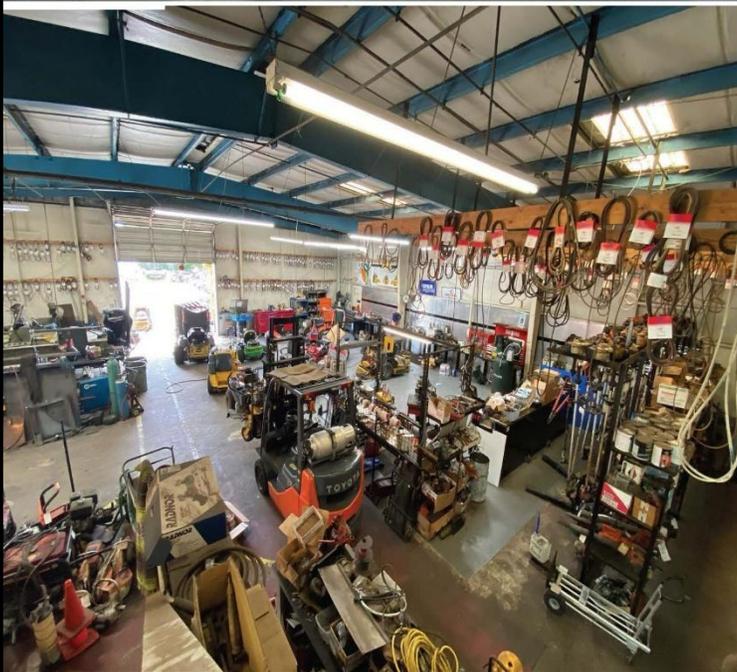
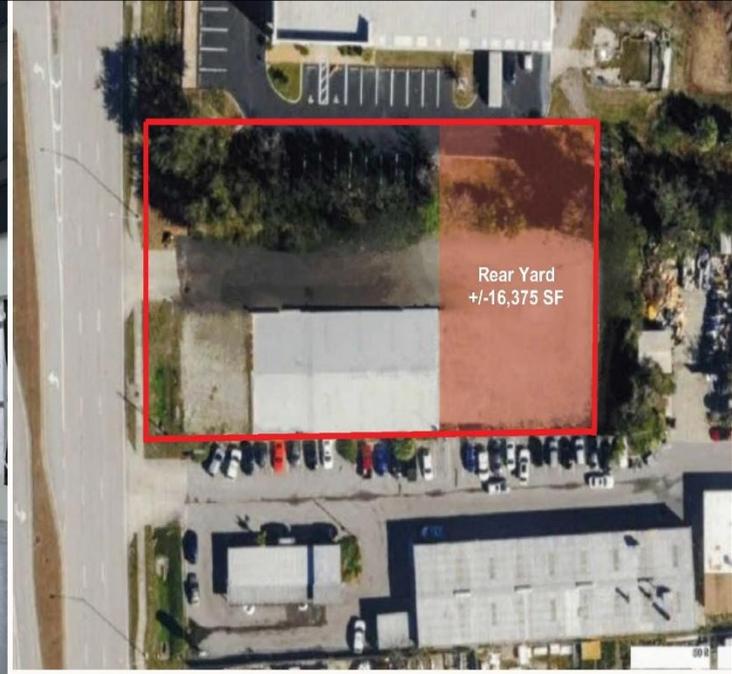
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