

**FOR
LEASE**

Showroom/Office/Warehouse
3,000 to 10,185 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 GL Door) \$15.50 NNN
- Suite 132: 3,000 SF (500 Office, 2,500 SF WH, 1 GL DOOR) \$16.50 NNN
- Suite 140: 7,185 SF (1500 SF Showroom/Office, 5,685 SF WH with (dock and grade doors). \$15.50 NNN **Suites 132 + 140 combined for 10,185 SF**
- **Outside Storage is Available starting at \$750/Month (see Broker for details)**

CONTACT

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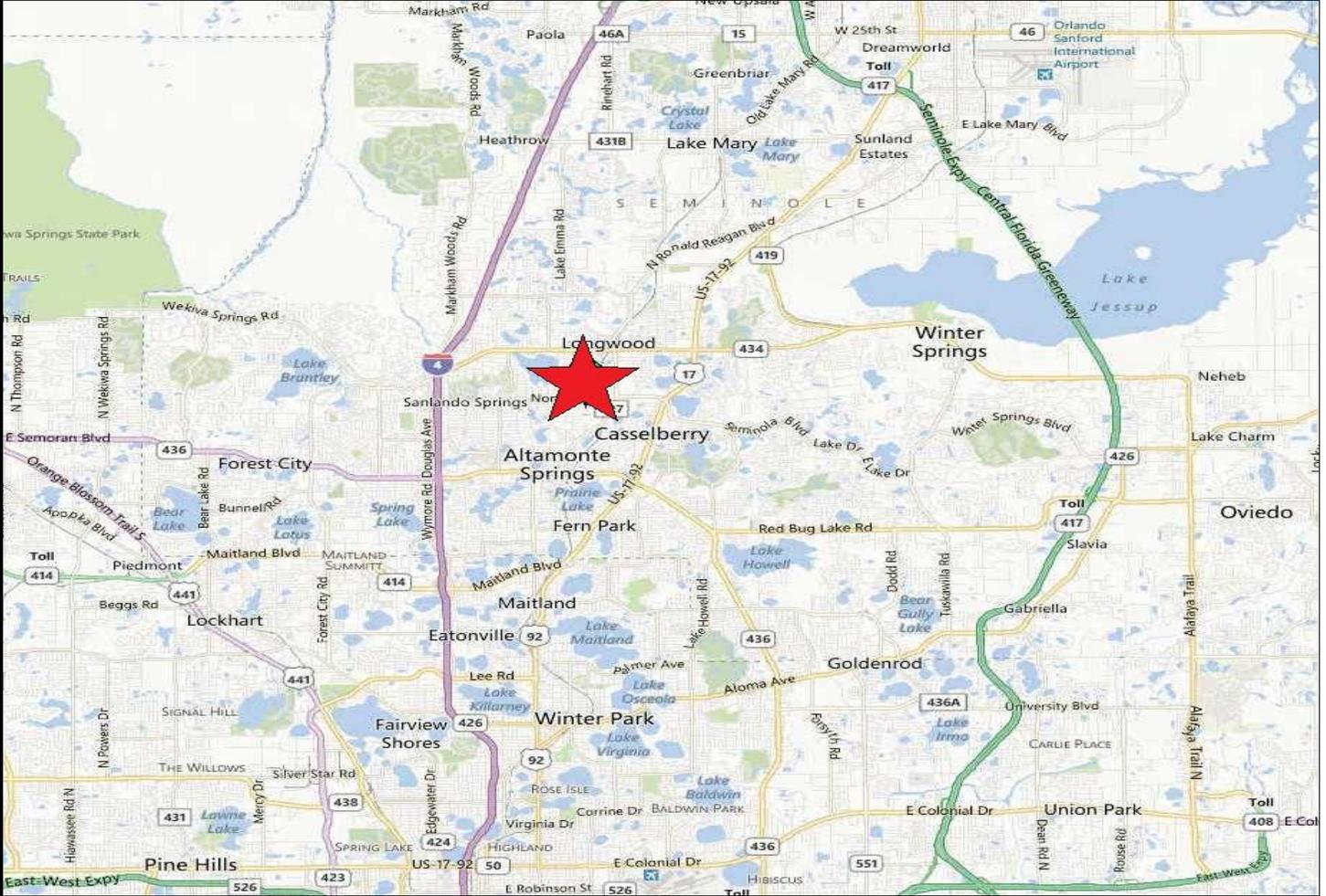
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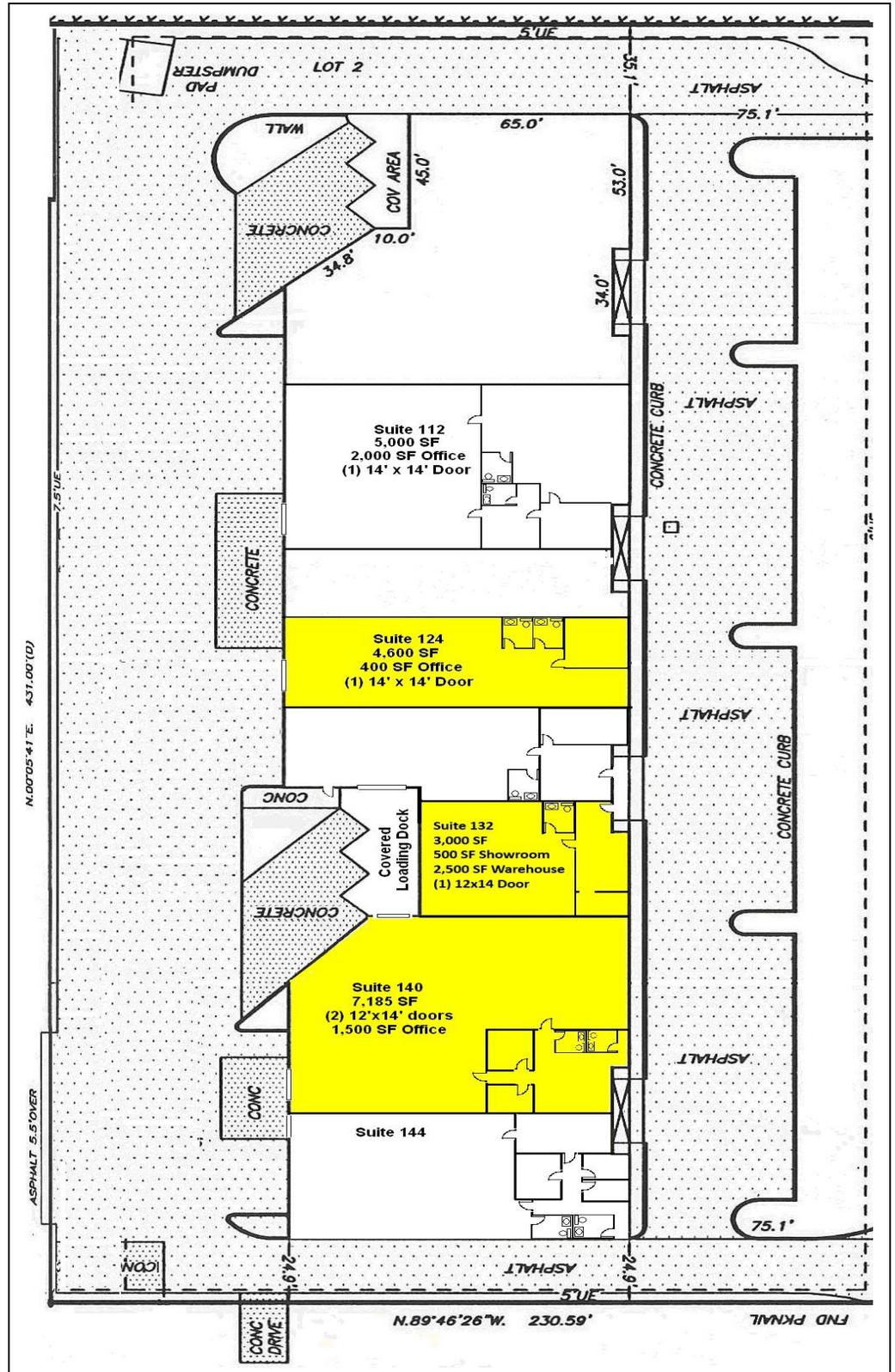


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