

FOR SALE / LEASE



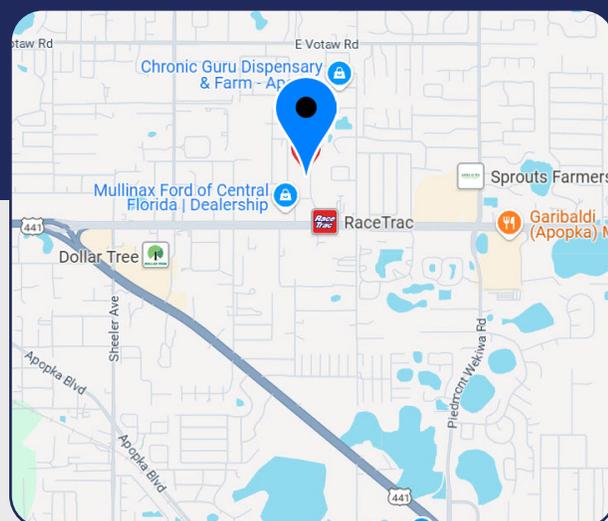
## FLEX SPACE CONDO(S)

174-B Semoran Commerce Place  
Apopka, FL 32703

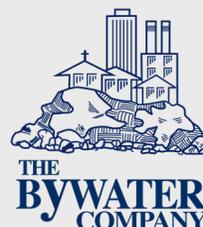
### UNITS 122/123

- > Unit 122 - 1,395 SF (tax rolls)
- > Unit 123 - 1,395 SF (tax rolls)
- > 2,790 SF for both units
- > Three offices, remainder warehouse (A/C in warehouse and office area, fully air-conditioned)
- > Two 10' x 10' roll-up doors
- > Two restrooms
- > Two work sinks in warehouse
- > AVAILABLE APRIL 1, 2026
- > **FOR LEASE AT:** \$2,200.00/month for single unit  
\$4,000.00/month for both units
- > **FOR SALE AT:** \$350,000.00 for single unit  
\$675,000.00 for both units

- Private entry
- 13' interior clear height (roughly 45' x 30' for each unit)
- Generous parking
- Tenant pays power through their own meter
- Two 150 amp, single-phase panels
- Water, trash service, and landscaping included in condo fee
- **Condo fee is \$240.00 per month, per unit**



**Bill Bywater, CCIM**  
D 407.206.5736  
O 407.206.7300  
bill@bywater.com

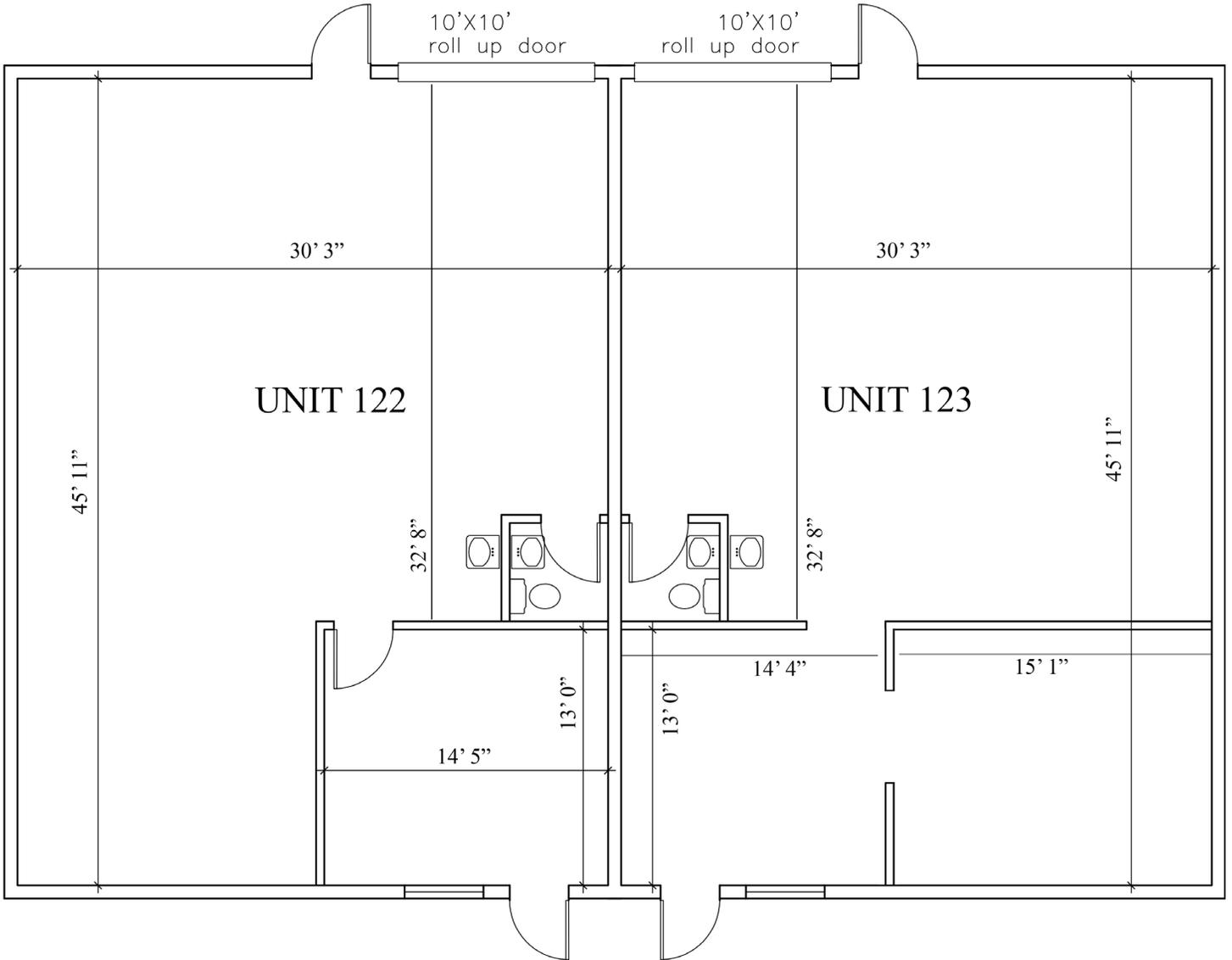


1209 Edgewater Drive  
Suite 100  
Orlando, FL 32804  
407.206.7300 Main  
www.bywater.com

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## FLOOR PLAN

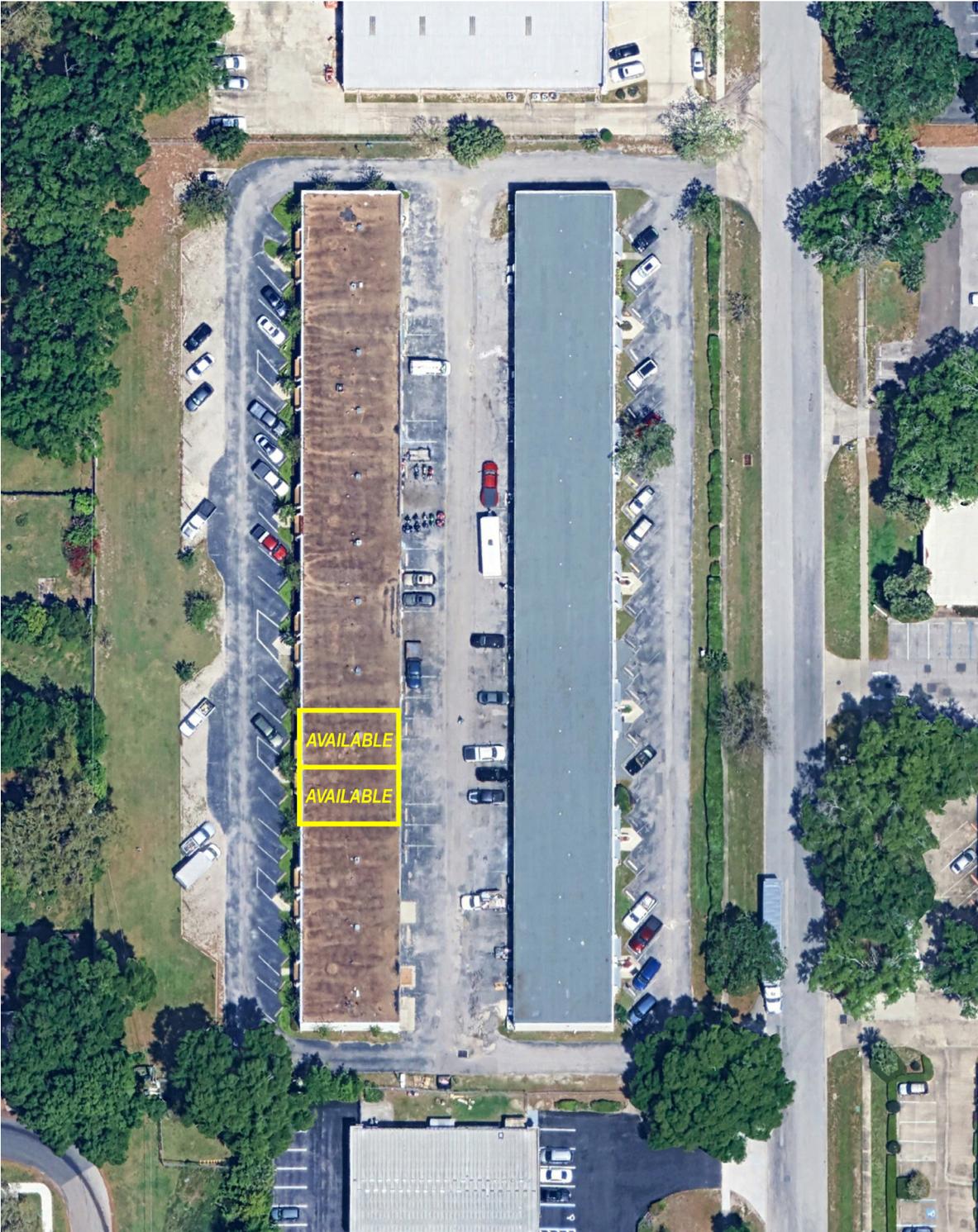


1209 Edgewater Drive, Suite 100 | Orlando, FL 32804 | 407.206.7300 | [www.bywater.com](http://www.bywater.com)

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