

# FOR LEASE

**384-395 COMMERCIAL STREET**  
CASSELBERRY, FL



## 3,772 - 3,937 SF AVAILABLE



3,772 - 7,826 SF AVAILABLE



### PROPERTY IMPROVEMENTS COMPLETED

- New exterior building paint
- New parking lot
- New roof
- New monument signage

### CONTACT:

Ryan Griffith  
Senior Vice President | Principal  
rgriffith@lee-associates.com  
D 321.281.8512

Charles W. Duvall  
Senior Associate  
cduvall@lee-associates.com  
D 321.281.8501

### PROPERTY OVERVIEW

**SIZES AVAILABLE:** 3,772 - 3,937 SF

**WAREHOUSE/OFFICE SPACE:** 90/10

**LOADING:** Dock High Doors

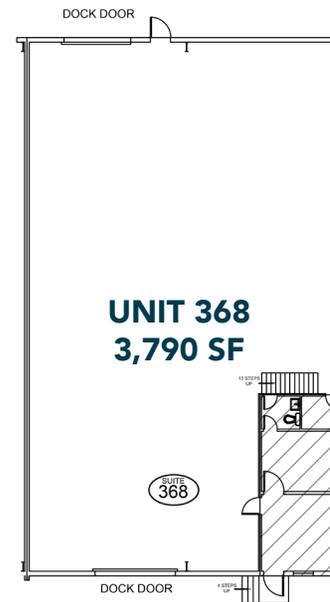
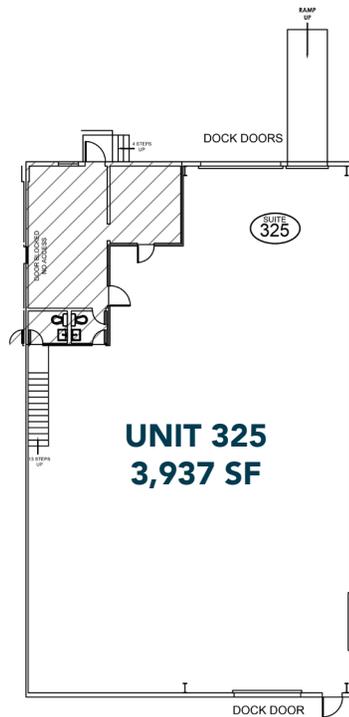
**CLEAR HEIGHT:** 20' to Eave

**POWER:** 3-Phase

**TRUCK COURT:** 165'

**ZONING:** M-1

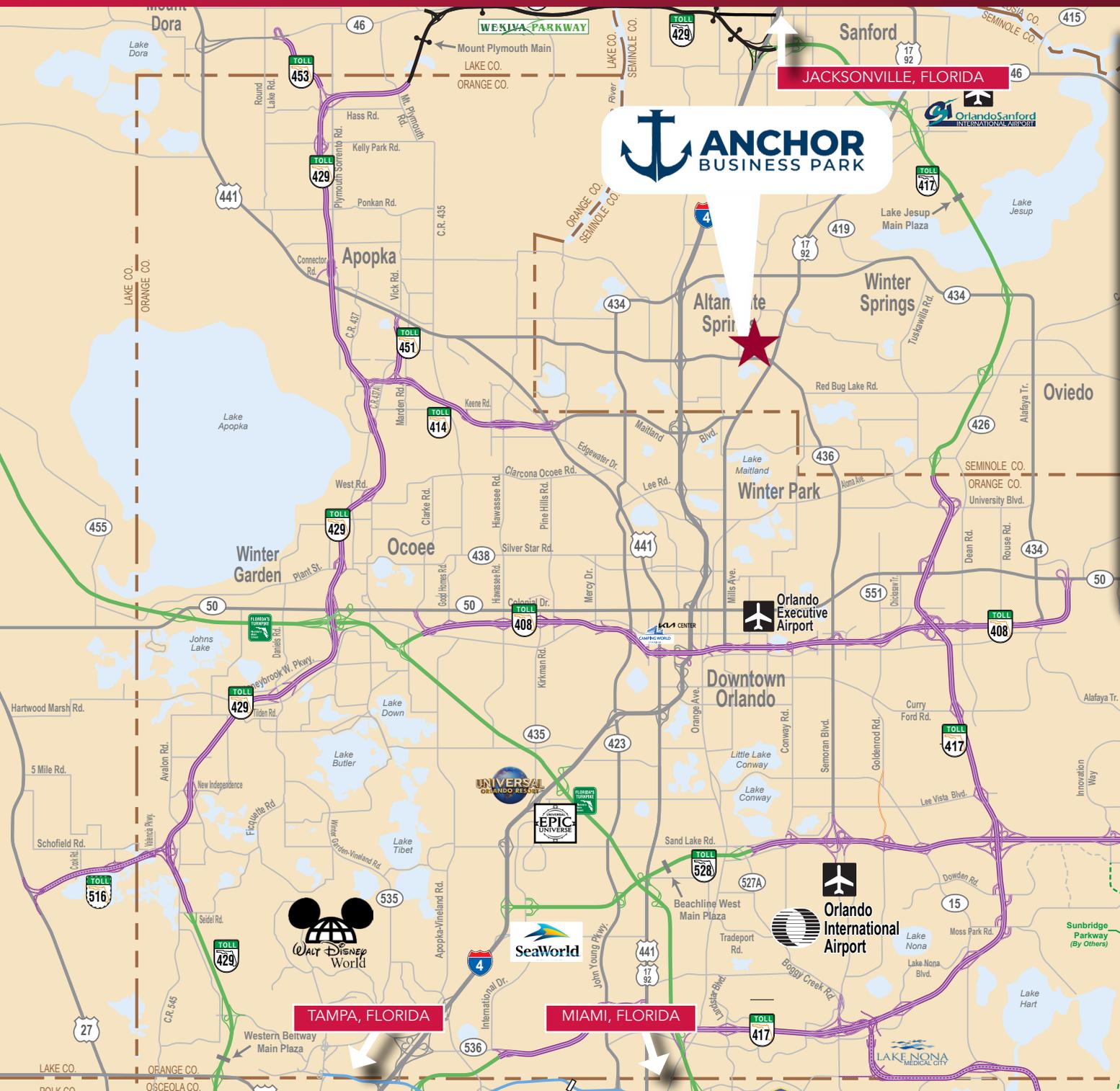
|                        | <b>UNIT 325</b>              | <b>UNIT 348</b> | <b>UNIT 368</b> |
|------------------------|------------------------------|-----------------|-----------------|
| <b>AVAILABLE SF:</b>   | 3,937 SF                     | 3,772 SF        | 3,790 SF        |
| <b>OFFICE SF:</b>      | 476 SF                       | N/A             | 344 SF          |
| <b>DOORS:</b>          | 1 Dock High<br>1 Ramped Door | 2 Dock High     | 1 Dock High     |
| <b>DATE AVAILABLE:</b> | 60 Days                      | 30 - 60 Days    | 45 Days         |



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**Interstate 4**  
**3 Miles**

**Winter Park**  
**7 Miles**

**State Road 417**  
**8 Miles**

**Downtown Orlando**  
**11.5 Miles**