

FOR LEASE
580 W FRANKLIN AVENUE
ALTAMONTE SPRINGS, FL 32714



	Future demo to allow for additional yard area
Building #1	1,750 SF Office/Warehouse
Building #2	4,000 SF Office/Warehouse, 20' Clear, 4 Oversized Grade Level Doors
Building #3	7,500 SF Office/Warehouse, 18' Clear, 2 Oversized Grade Level Doors

PROPERTY HIGHLIGHTS

- **Available:** Up to 8 Acres
 - Yard 1: 2.15 Acres
 - Yard 2: 5.85 Acres
- **Delivery Condition:** The yard will be delivered cleared and with fresh gravel.
- **Buildings:**
 - 1,750 SF Office/Warehouse
 - 4,000 SF Office/Warehouse
 - 7,500 SF Office/Warehouse

Leasing Contacts:

Brock Holston
Associate
bholston@lee-associates.com
C 407.413.0252

Derek Riggleman, SIOR
Senior Vice President | Principal
driggleman@lee-associates.com
D 321.281.8507

LOCATION

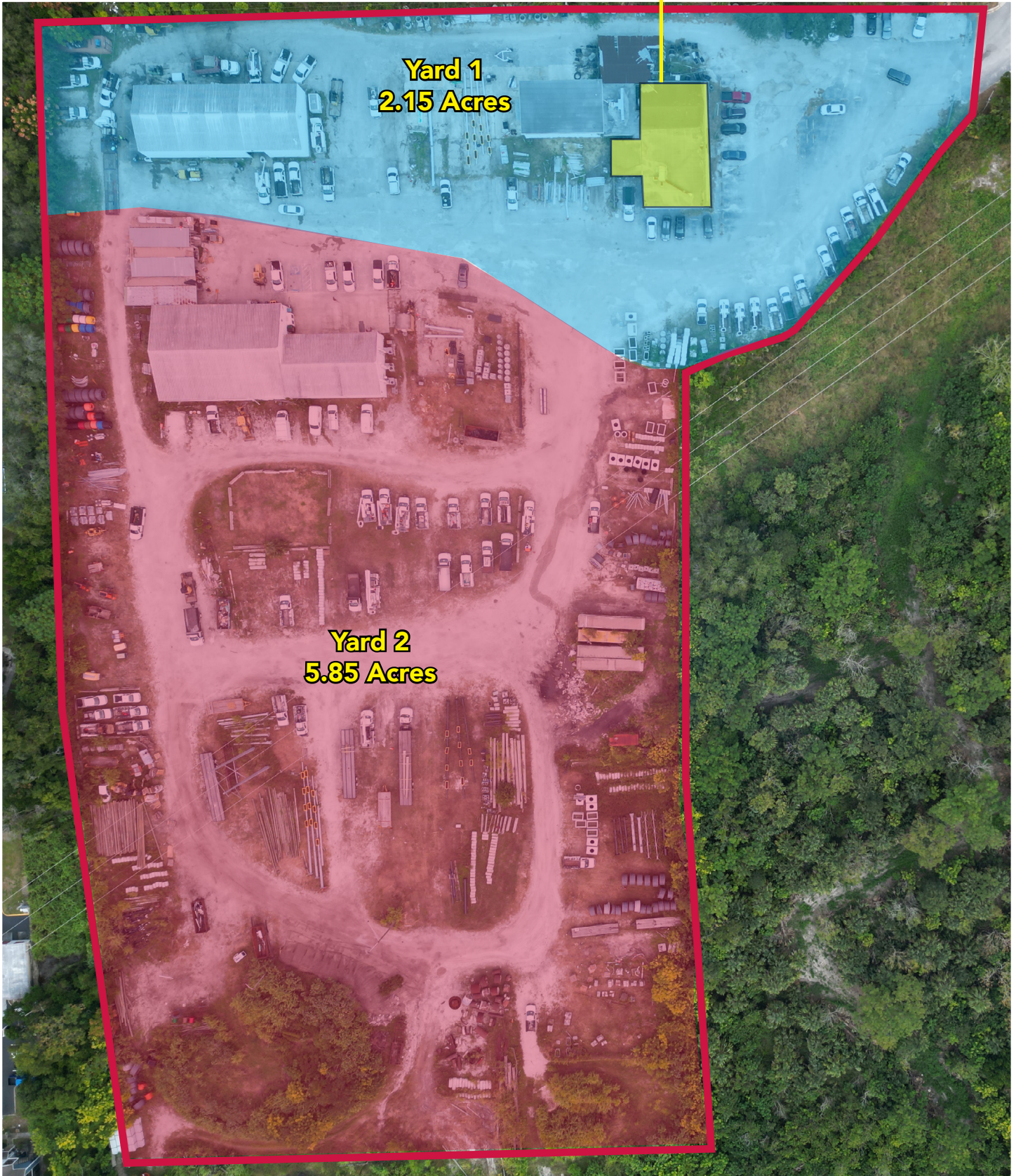
Located near the boundary of Orange & Seminole County, 580 W Franklin Avenue sits within the city of Altamonte Springs in Seminole County, Florida. The site offers near immediate access to Interstate 4 via the W Central Parkway interchange. Further access to major regional thoroughfares just south is the I-4 & State Road 436 interchange providing direct routes toward downtown Orlando, the International Airport, and the Tampa-Daytona beach axis. To the south and west, the arterial corridor of U.S. Highway 17/92 links the area north-south through the region.

LEASE RATE

CALL FOR INFO

OPTION CONFIGURATION

Future Demo to Allow For Additional Yard Area

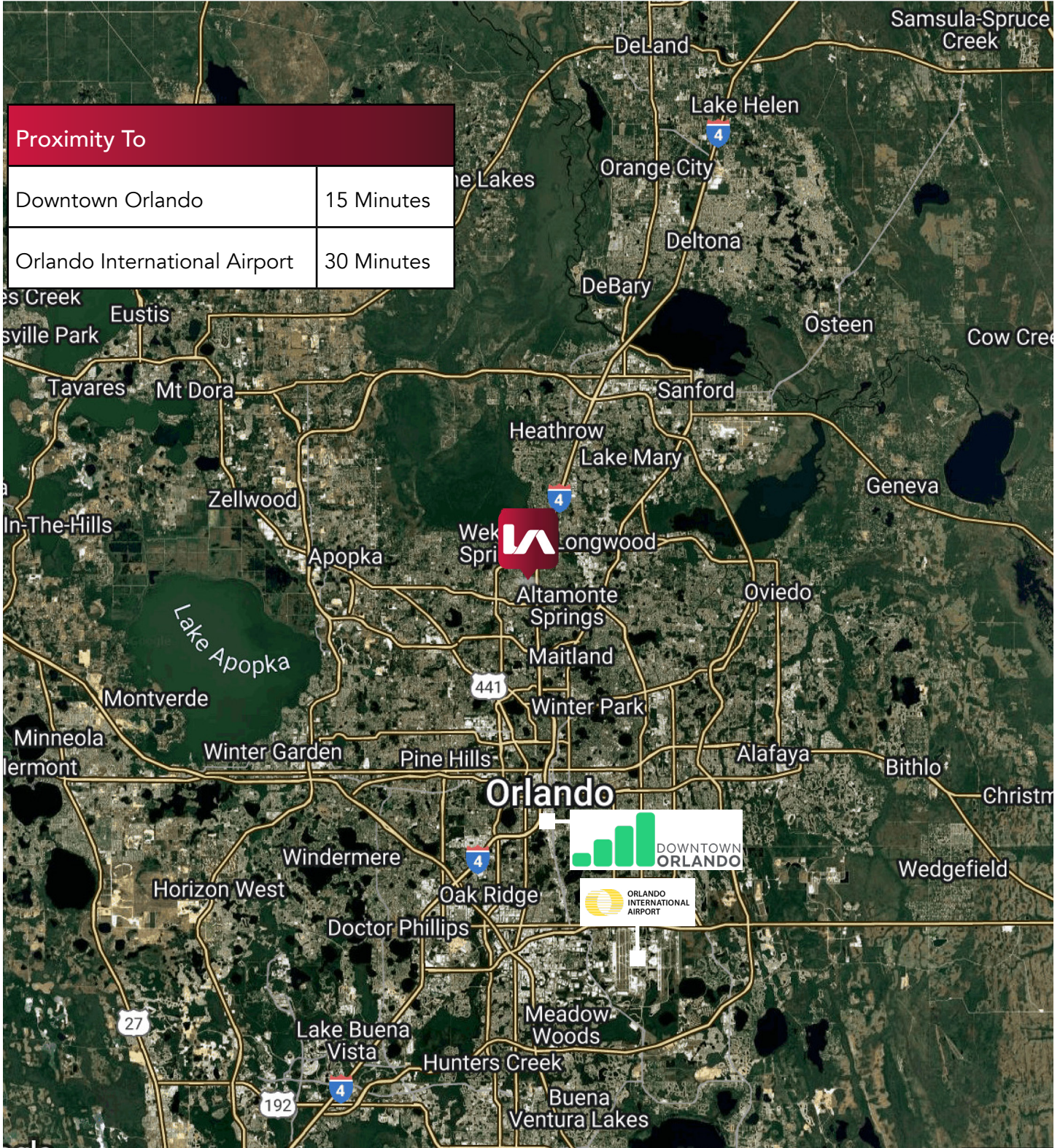


All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

PROPERTY PHOTOS



LOCATION OVERVIEW



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.