

**FOR
LEASE**

**Office/Warehouse Suite
2,500-10,185 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 (12x12) with Covered Truck Well Access
- Wet Fire Protection System, 3 Phase Power at building (not all suites)
- OPEX is \$4.11 PSF, New Landscaping and Painting scheduled for 2027
- Building Signage, Close to I-4, SR 434, 436, and HW 17-92
- 5 Year Lease Minimum, Landlord may amortize for Credit Tenant
- **Suite 116: 2,500** SF (400 SF Off, 2,100 WH, 1 Grade door) **\$16.50** NNN
- **Suite 124: 4,600** SF (400 SF Off, 4,200 WH, 1 Grade door) **\$15.50** NNN
- **Suite 132: 3,000** SF (920 SF Off, 2,200 WH, 1 Grade/Dock) **\$16.50** NNN
- **Suite 140: 7,185** SF (1,500 SF Off, 4,200 WH, 1 Grade, 1 Dock) **\$15.50** NNN
- Can do **7,100 SF** or **10,185 SF** combining 2 suites as shown above.
- **Outside Storage is Available starting at \$750/Month (see Broker for details)**

CONTACT

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Results Real Estate Partners, LLC
Licensed Commercial Real Estate Brokers
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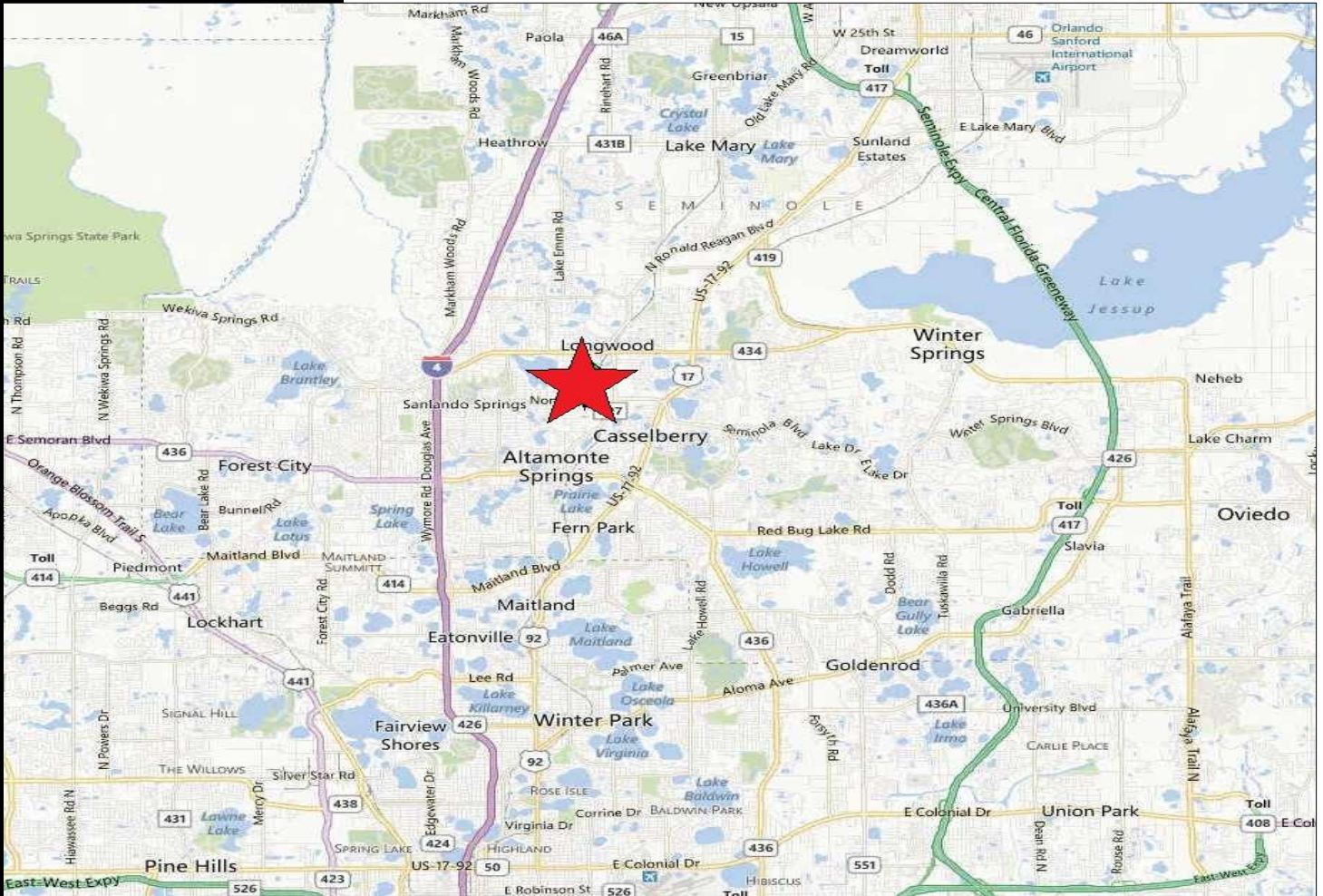
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www.ResultsREPartners.com

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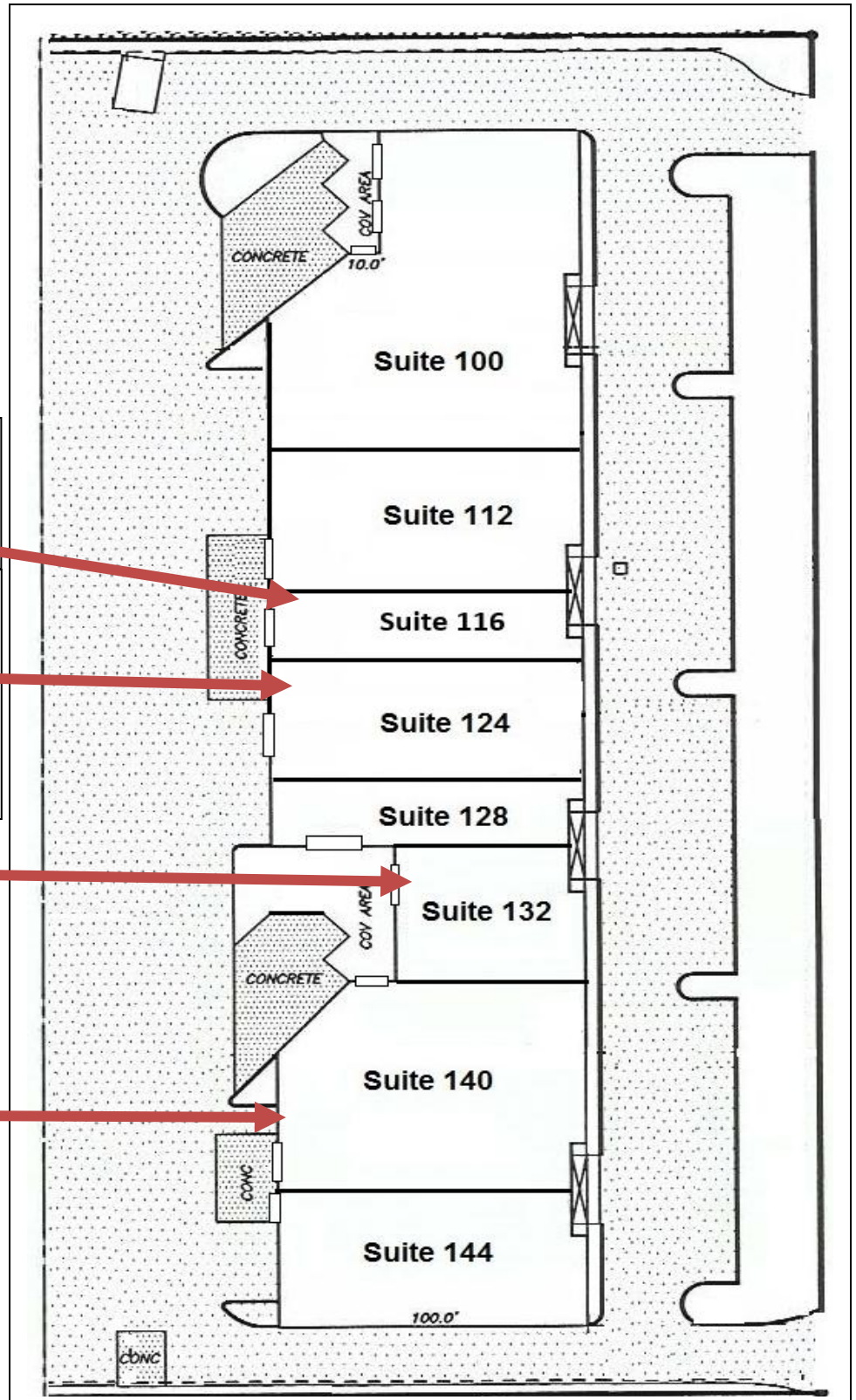
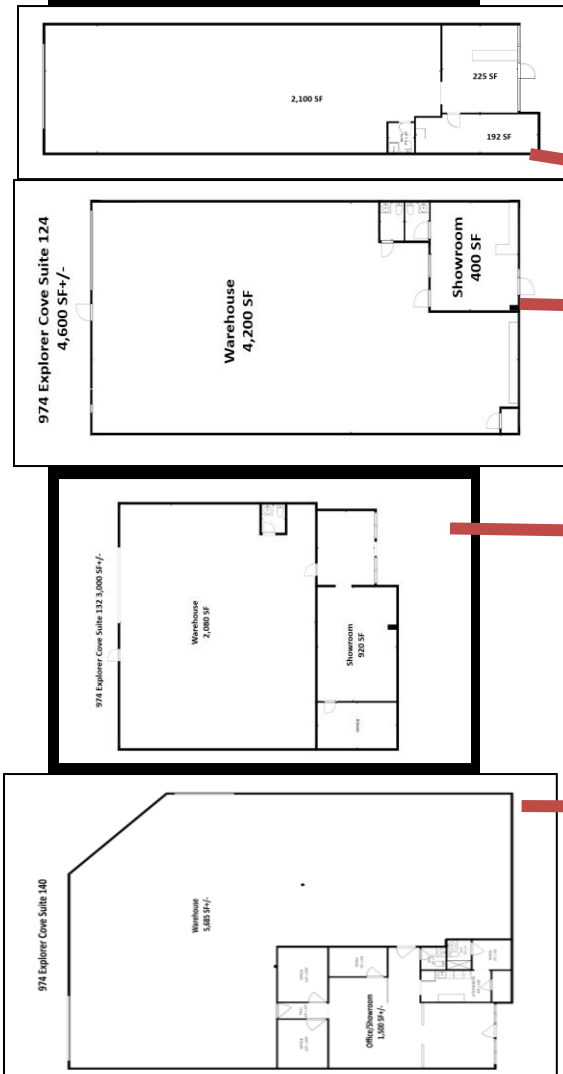


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