

FOR SALE



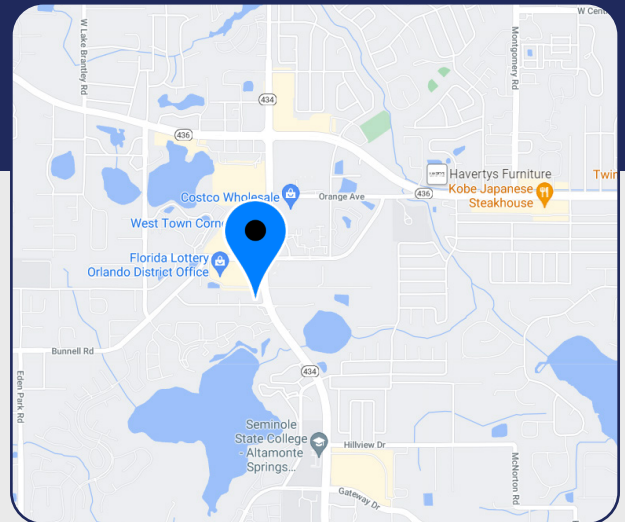
ALTAMONTE POINTE

925 Sunshine Lane, Altamonte Springs, FL 32714

SALE PRICE: \$3,950,000

Property Type:	Warehouse/contractor space/office
Size of Building:	31,460± SF
Site Size:	2.29± AC, majority paved
Year Built:	1987
Zoning:	IL (Light Industrial), City of Altamonte Springs
Construction:	Concrete block stucco
Vacancy:	19%

- > **PRIME INVESTMENT** - Seven warehouse units located in Seminole County, FL
- > Three long term tenants currently in place
- > ±16' clear height
- > Clean environmental report - 2017
- > Five grade level doors and one semi-tractor dock-well
- > 3-phase power
- > Billboard sign with revenue
- > Site improvements include landscaping, irrigation, concrete paving, off-site retention, and yard lighting
- > Excellent exposure on State Road 434
- > Easy access to all major highways in well-established industrial area
- > **ALSO AVAILABLE FOR LEASE AT \$14.00/SF NNN**



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AERIAL



PHOTOS



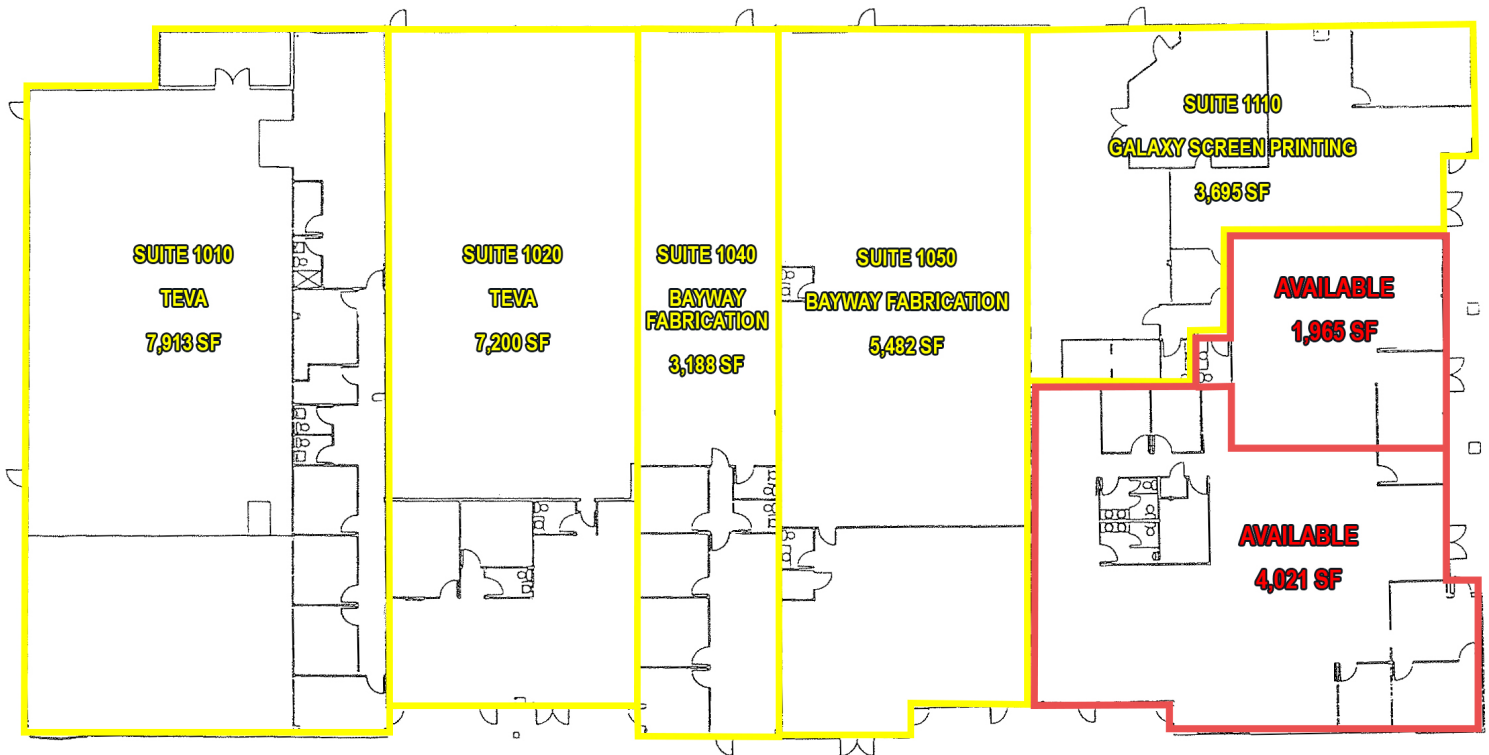
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FLOORPLAN



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