

INDUSTRIAL - FOR SALE OR LEASE

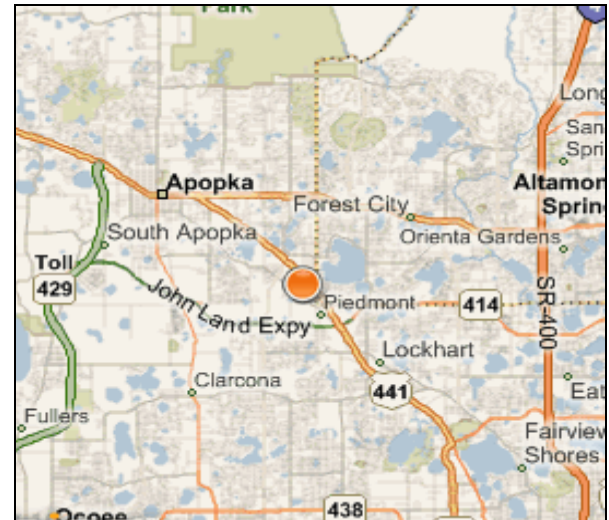
FOR SALE OR LEASE



2091 Sprint Boulevard Apopka, Florida

PROPERTY FEATURES:

- +/- 19,000 SF Freestanding Warehouse
- +/- 1.3 Acre Site
- Currently divided into 3 units (6,800 – 8,400 – 3,600 SF increments)
- Easily converted to single-tenant building
- +/- 1,600 SF Office Space in 6,800 SF unit, plus additional office pod in 3,600 SF unit
- I-2/I-3 Zoning, Unincorporated Orange County
- Clean Business Park Setting
- Well-maintained facility
- Metal Construction, Built 1988
- Three phase power – 460 V
- 18' – 20' ceiling height
- Fenced Perimeter
- Loading: Grade (3 doors @ 10' x 12')
(1 door @ 12' x 12')
Ext. Dock (1 door – 10' x 12')
- Located near Hwy 414/441 Interchange
- Assumable mortgage for qualified buyer



SALE PRICE: \$1,049,000

LEASE RATE: \$5.00/SF Modified Gross

Sales

Leasing

Investment

Consulting

For further information contact:

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