

MULTI-INVESTMENT PROPERTY AVAILABLE WAREHOUSE/FLEX

440 PLUMOSA AVENUE, CASSELBERRY, FL 32707

**FOR
SALE
OR
LEASE**



- ❏ (4) 6,000 SF units available totaling 24,000 SF
- ❏ Suite 100 – 3,000 SF office/3,000SF warehouse, \$600,000, (Sale Pending)
- ❏ Suite 200 – 3,000 SF office/3,000SF warehouse, \$600,000, \$4,500 NNN
- ❏ Suite 300 – 1,518 SF office/4,413 SF warehouse, \$600,000, (Sale Pending)
- ❏ Suite 400 – 1,387 SF office/4,533 SF warehouse; \$600,000 (Sale Pending)
- ❏ OWNER FINANCING AVAILABLE (25% down, 30 year fixed term, 6.5% IO)

- ❏ Zoned CS, City of Casselberry,, 2/1000 Parking Ratio
- ❏ (2) 10'x12' grade level doors in each unit
- ❏ 3-Phase power available; 12'-14' ceiling
- ❏ Full Renovation planned to be completed by Spring 2020



Results Real Estate Partners, LLC

Licensed Commercial Real Estate Brokers

108 Commerce Street, Suite 200 Lake Mary, Florida 32746

407.647.0200 main 407.647.0205 fax ♦ www.ResultsREPartners.com

Contact:

Vincent F. Wolle, CCIM, SIOR

407.448.1823

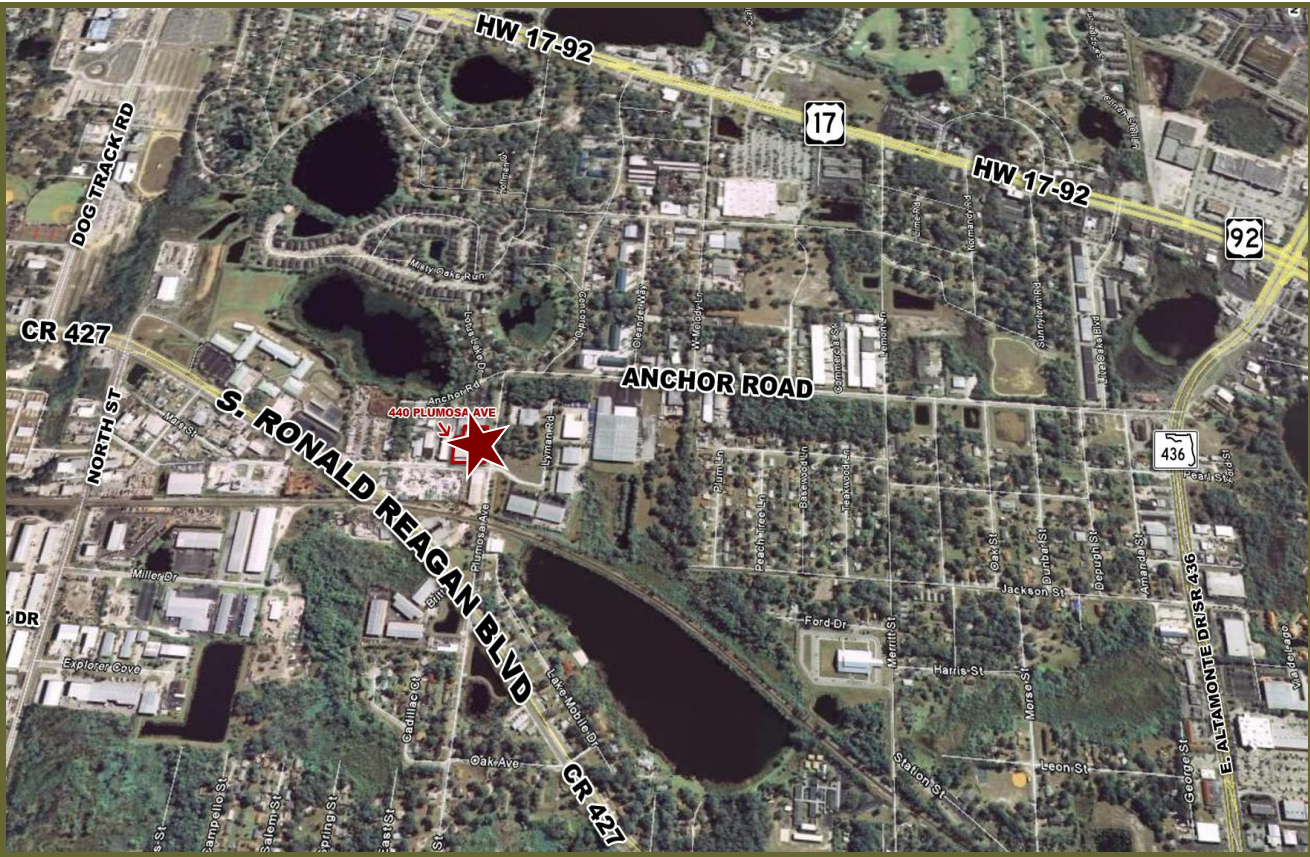
CREManager@Gmail.com

MULTI-INVESTMENT PROPERTY AVAILABLE

WAREHOUSE/FLEX

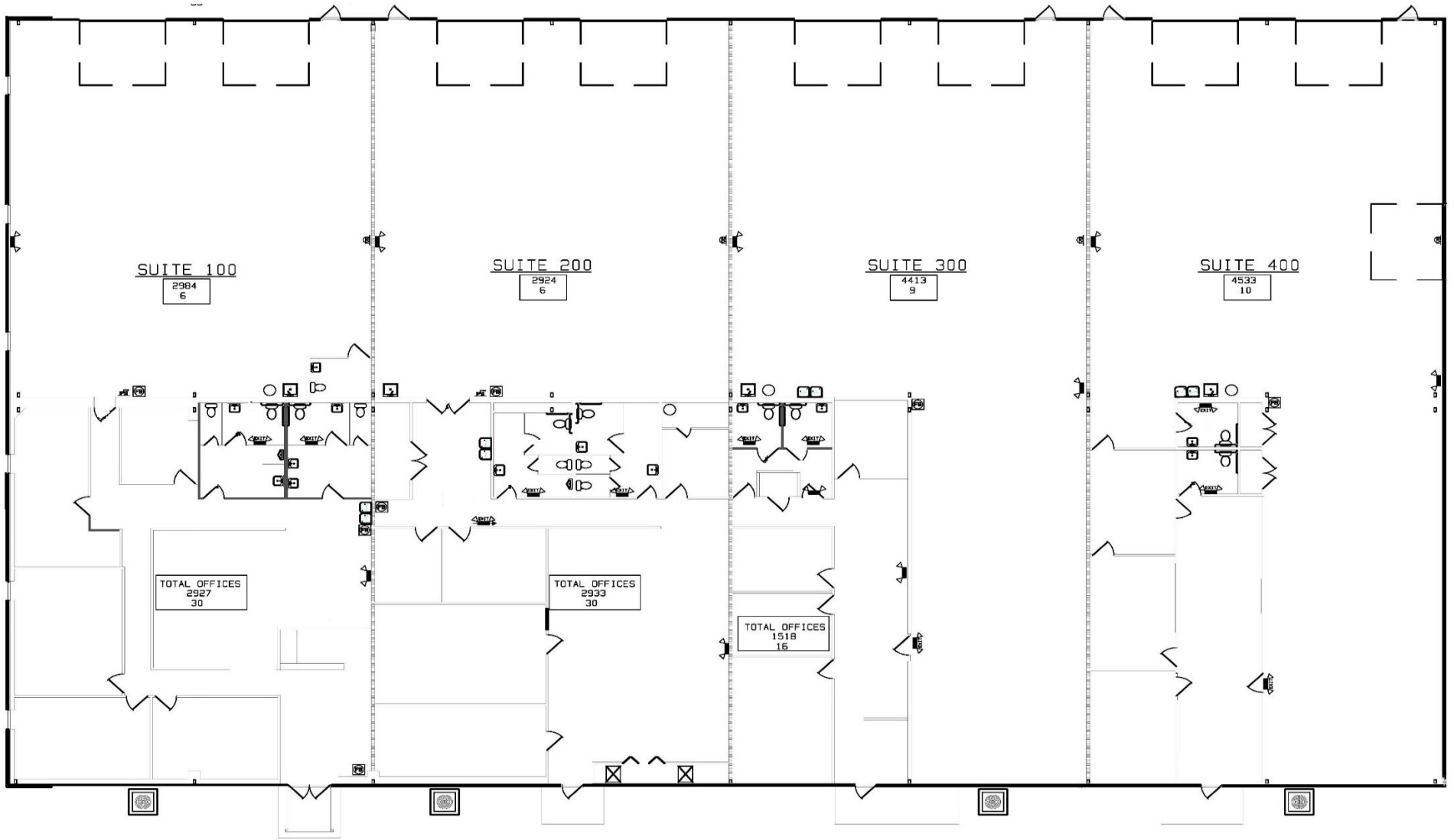
440 PLUMOSA AVENUE, CASSELBERRY, FL 32707

SITE PLAN



Results Real Estate Partners, LLC
 Licensed Commercial Real Estate Brokers
 108 Commerce Street, Suite 200 Lake Mary, Florida 32746
 407.647.0200 main 407.647.0205 fax ♦ www.ResultsREPartners.com

Information is from sources we deem reliable and is subject to prior sale, lease, withdrawal without notice, or change in prices, rates, or conditions. No representation is made as to the accuracy of any information furnished.



PROPOSED
LIFE SAFETY PLAN
SCALE: 1/8" = 1'-0"