

FOR SALE
OR
LEASE

AC STUDIO/WAREHOUSE SPACE WITH
RETAIL EXPOSURE

INTERSECTION OF HW 17-92 & MELODY LANE

105 & 111 MELODY LANE WEST CASSELBERRY, FL 32707



Unit 2: 12,000 SF
Showroom/Warehouse



Unit 1: 7,325 SF
AC Studio/Production/Office

C O N T A C T

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108 Commerce Street, Suite 200
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PROPERTY HIGHLIGHTS

28,434 SF (3) Tenant Property on 2.39 Acres Zoned C-G (City of Casselberry)

- **Great Owner User Opportunity with Income from a long term Credit Tenant**
- **2 Units Available Totaling 19,325 SF**

Unit 1: 7,325 SF Office/Showroom (105, Unit B: Melody Lane W.)

Unit 2: 12,000 SF Warehouse (111 Melody Lane W.)

- **Pylon & Building Signage Available on US Hwy 17-92**
- **3 Phase Electric Service with Dock and Grade Level Access**
- **Owner will improve for Credit Tenant, Additional Parking Available**
- **Beside SuperTarget and across the street from the proposed Casselberry City Center, Corner of HW 17-92 & Melody Lake, Close to 436, 434, & 427**
- **Outparcel Available (see broker for details)**
- **Financial Information & Demographics Available Upon Request**
- **For Lease, Unit 1: \$8.00 NNN**
- **For Lease, Unit 2: \$6.00 NNN**
- **For Sale: \$3,000,000**

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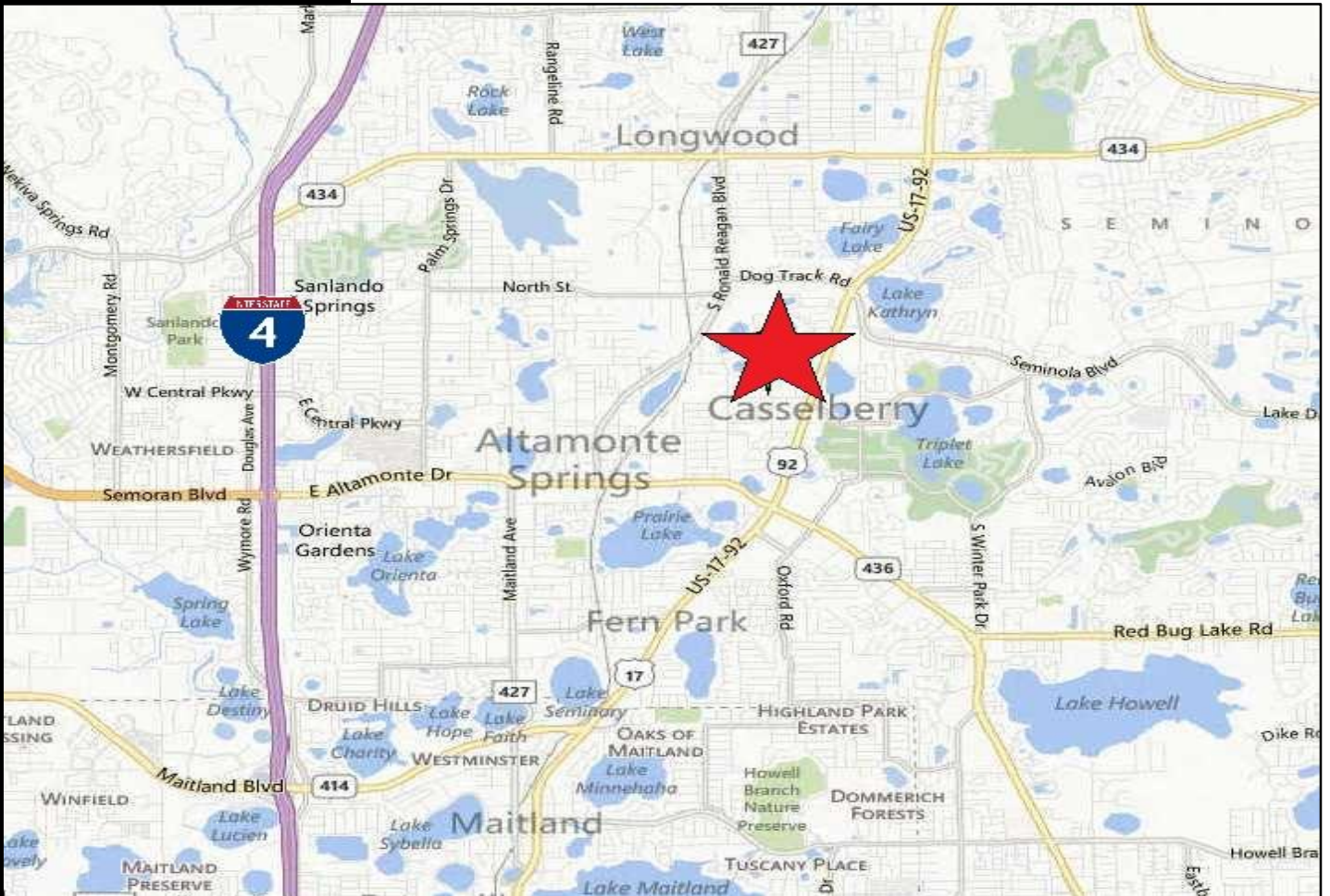
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RESULTS
REAL ESTATE PARTNERS, LLC



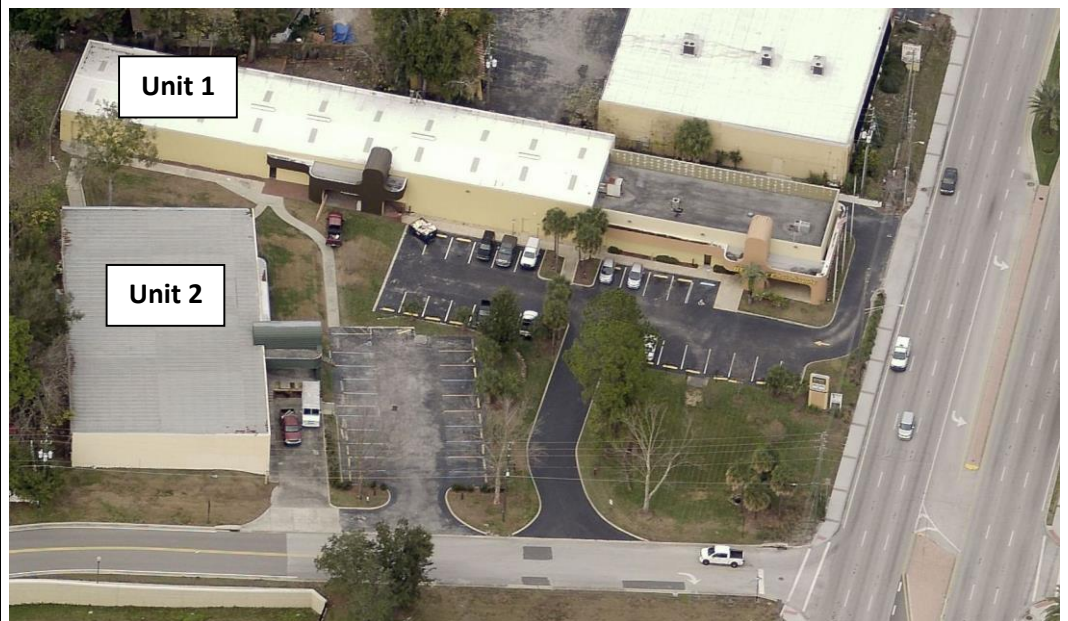
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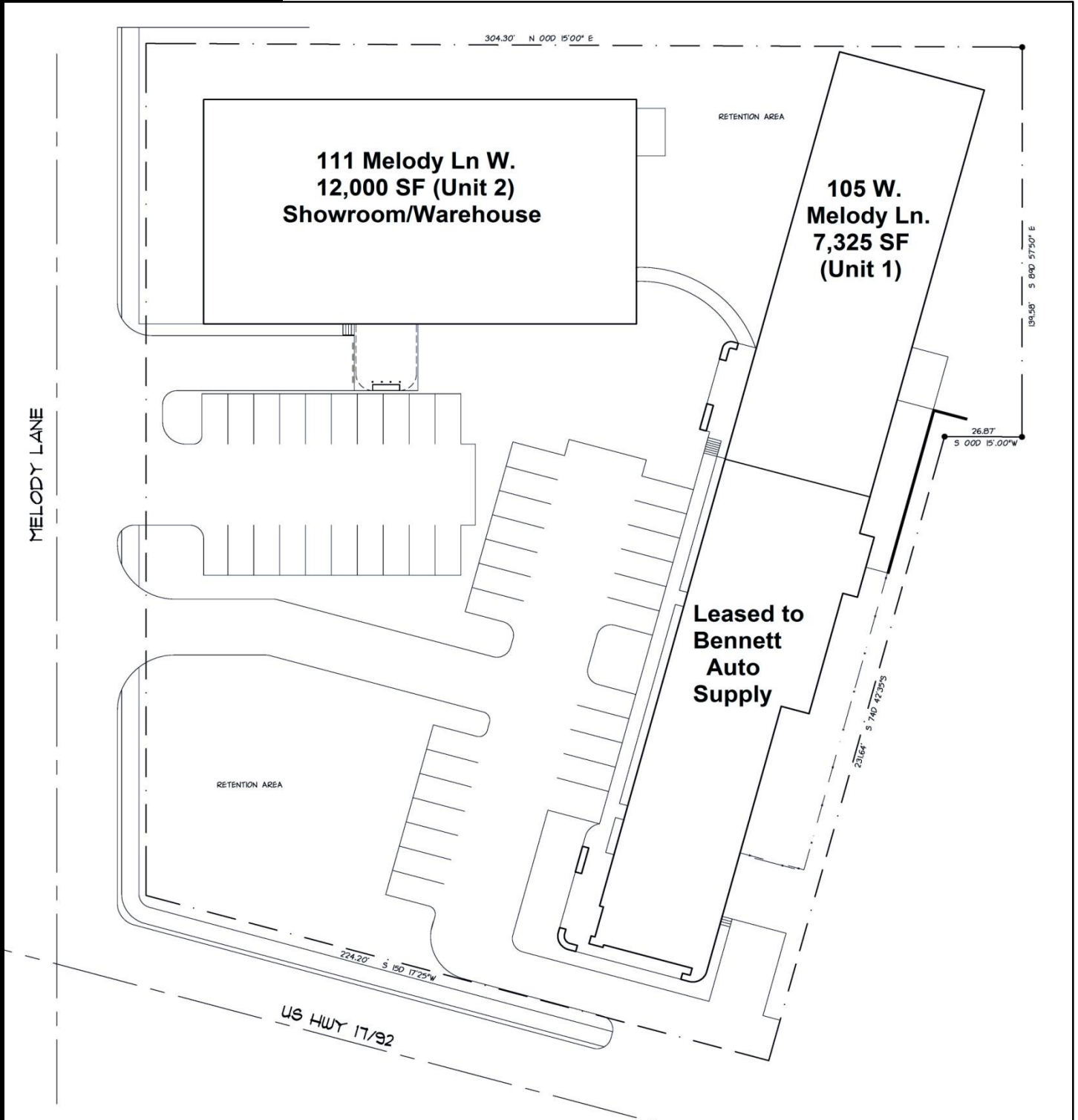
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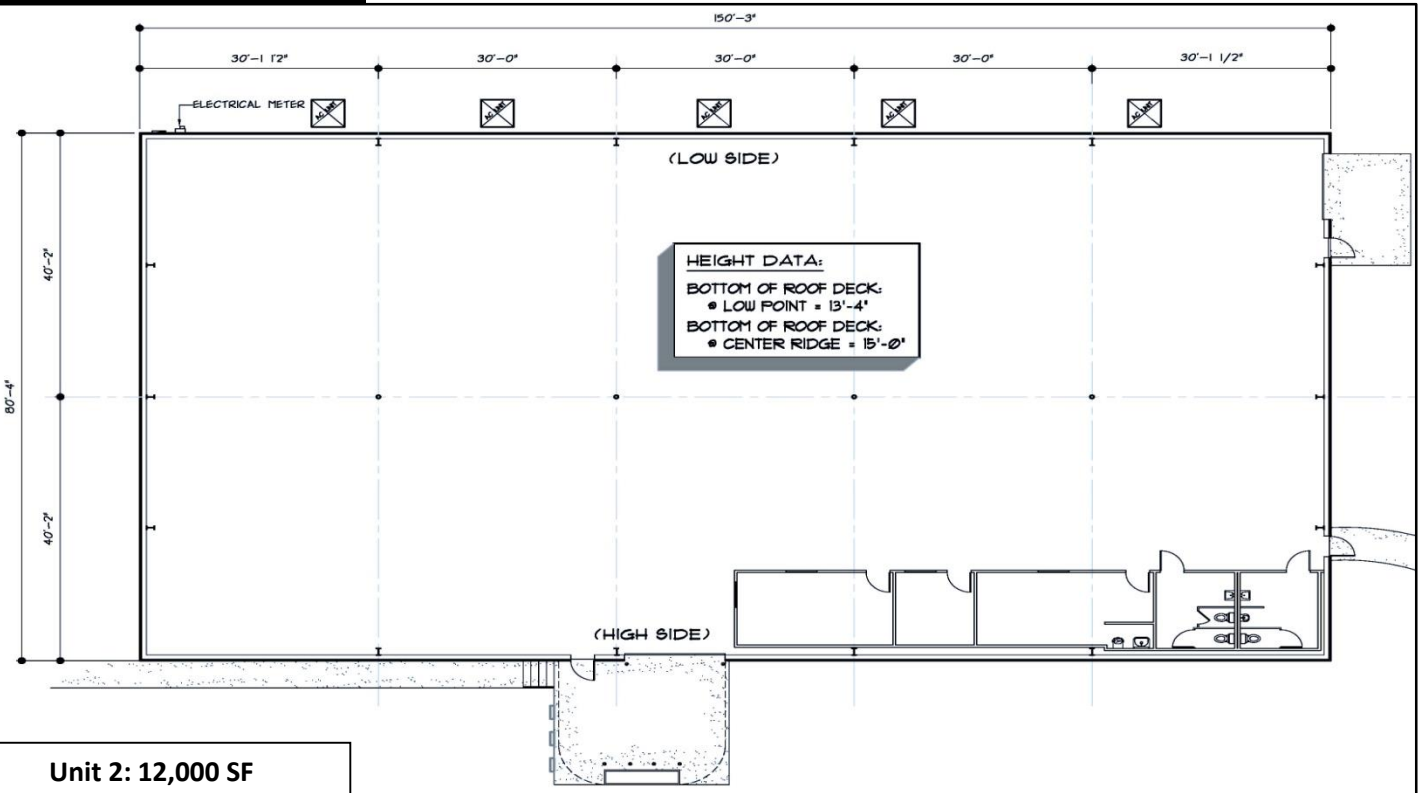
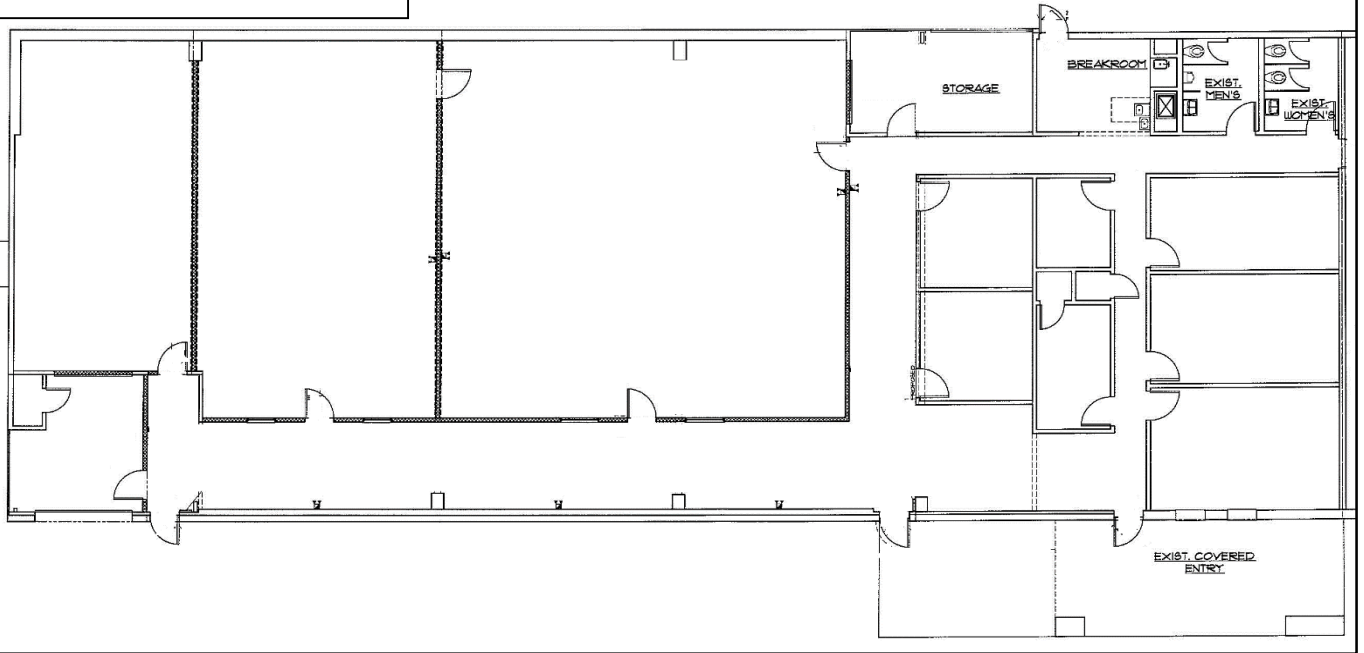
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- Great Retail Exposure located beside Super Target
- Corner of Melody Lane and HW 17-92
- Retail Exposure without the Retail Pricing
- Casselberry City Center will be developed across the street
- Owner can expand the parking lot for a long term credit tenant

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