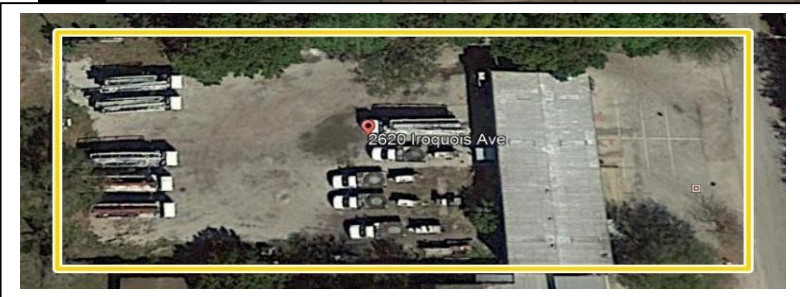


**FOR SALE
OR
LEASE**

**FREESTANDING DOCK HIGH
WAREHOUSE
WITH OUTSIDE STORAGE
2620 IROQUOIS AVENUE**



PROPERTY HIGHLIGHTS

- 4,000 SF Freestanding warehouse
- 2,000 SF office area/ 2,000 SF warehouse area
- 20' clear height with dock high door with 3 phase power
- 1 Acre commercial zoned site with fenced in rear outside storage
- Can develop up to a 5,600 SF Multi-tenant additional warehouse on the rear site with (4) 1,400 SF bays (see site plan)
- Drive thru access from Iroquois Ave to Mohawk Avenue
- Landlord will amortize improvements for credit tenant
- Alarmed and Secure Facility
- Close to I-4, 417, 46A, SR 46, Lake Mary Blvd, and visible from HW 17-92
- **Lease Price: \$3,000 NNN (\$2.53 OPEX)**
- **Sales Price: \$400,000 (Owner Financing Available)**

CONTACT

Vincent F. Wolle, CCIM, SIOR
407.448.1823 *mobile*
CREManager@Gmail.com

Results Real Estate Partners, LLC
Licensed Commercial Real Estate Brokers
108 Commerce Street, Suite 200
Lake Mary, Florida 32746

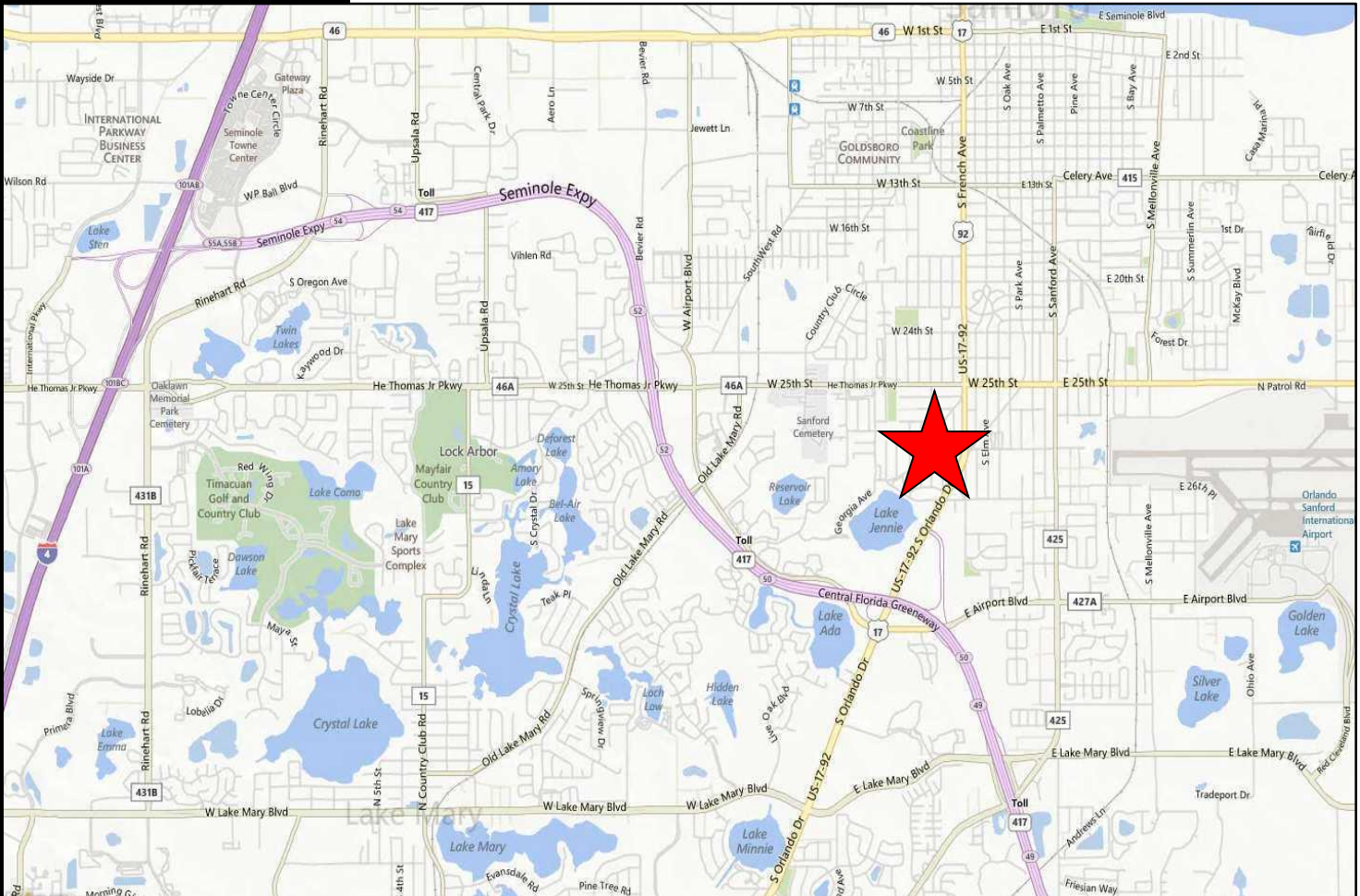
407.647.0200 *main*
407.647.0205 *fax*

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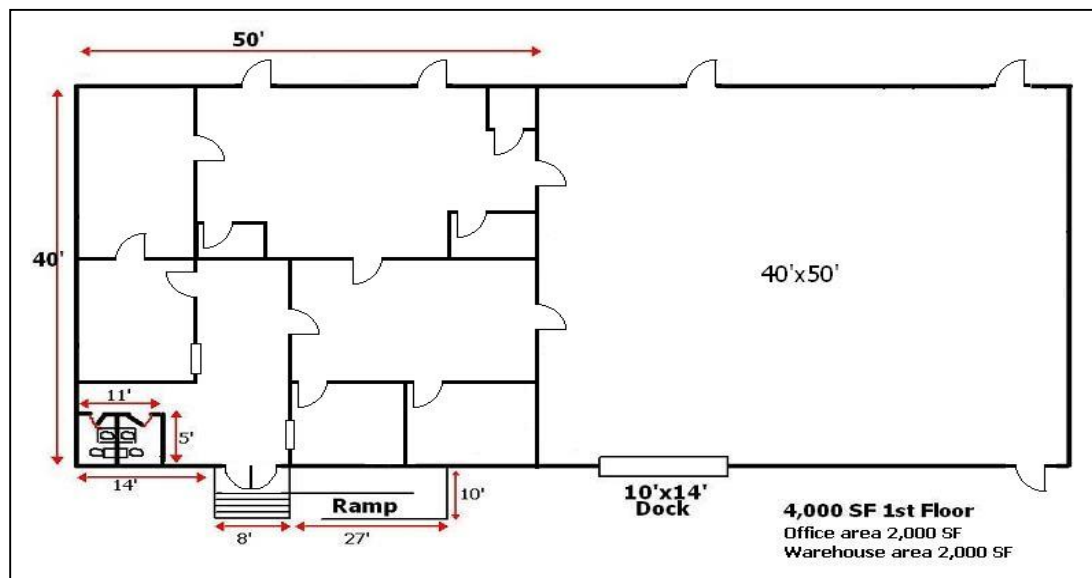
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WAREHOUSE
WITH OUTSIDE STORAGE
2620 IROQUOIS AVENUE**



**Owner Financing
Available
with 25% down**

Site Plan showing an additional 5,600 SF multi-tenant grade level warehouse behind the existing warehouse with (4) 1,400 SF bays

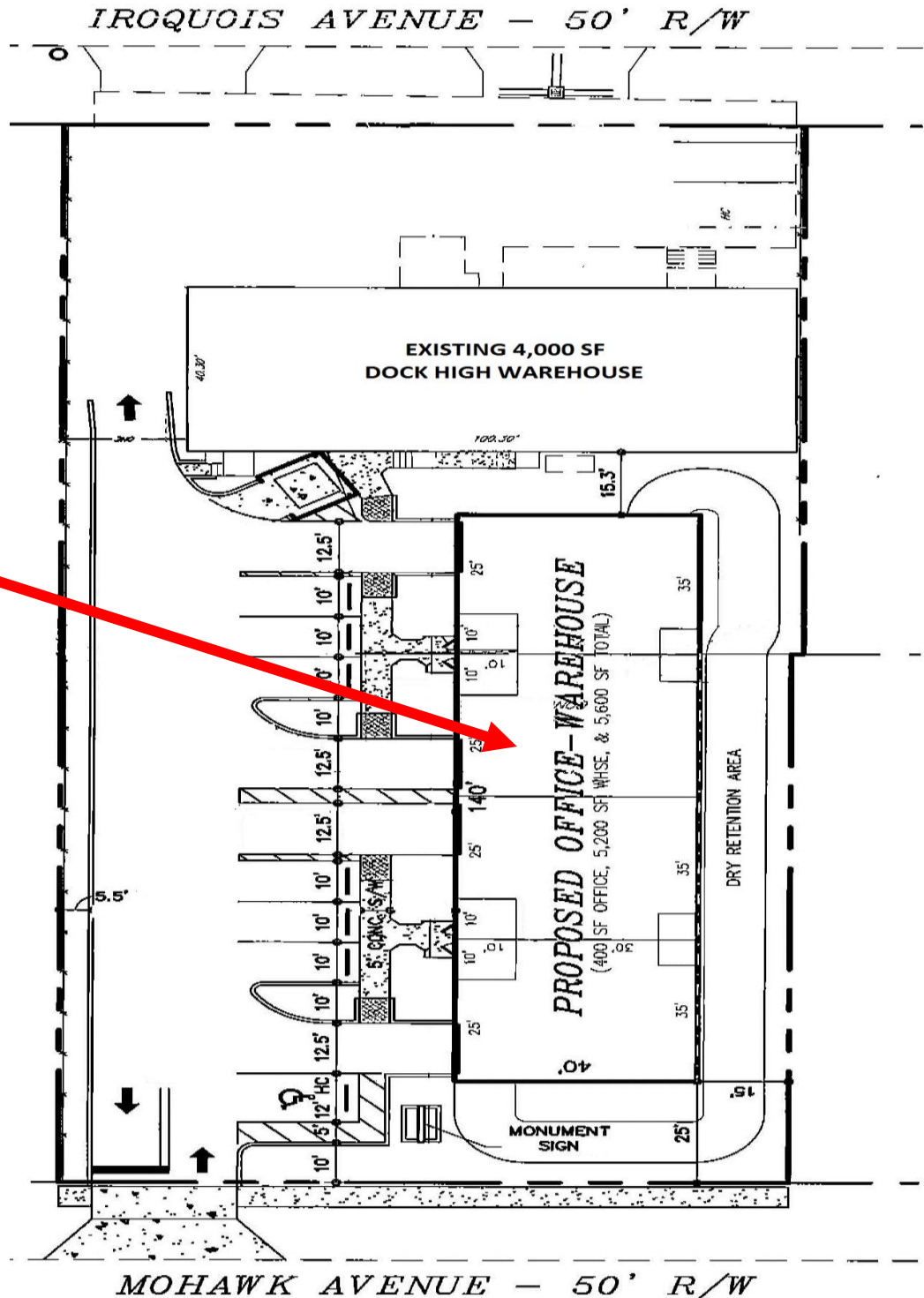
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