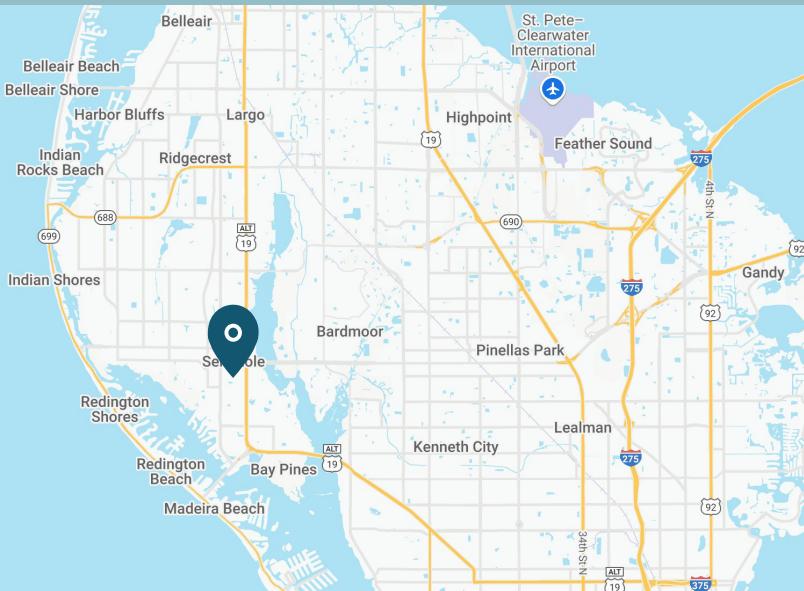


11050 70TH AVE

 Seminole, FL 33772

Industrial Outdoor Storage FOR SALE OR LEASE



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PROPERTY HIGHLIGHTS

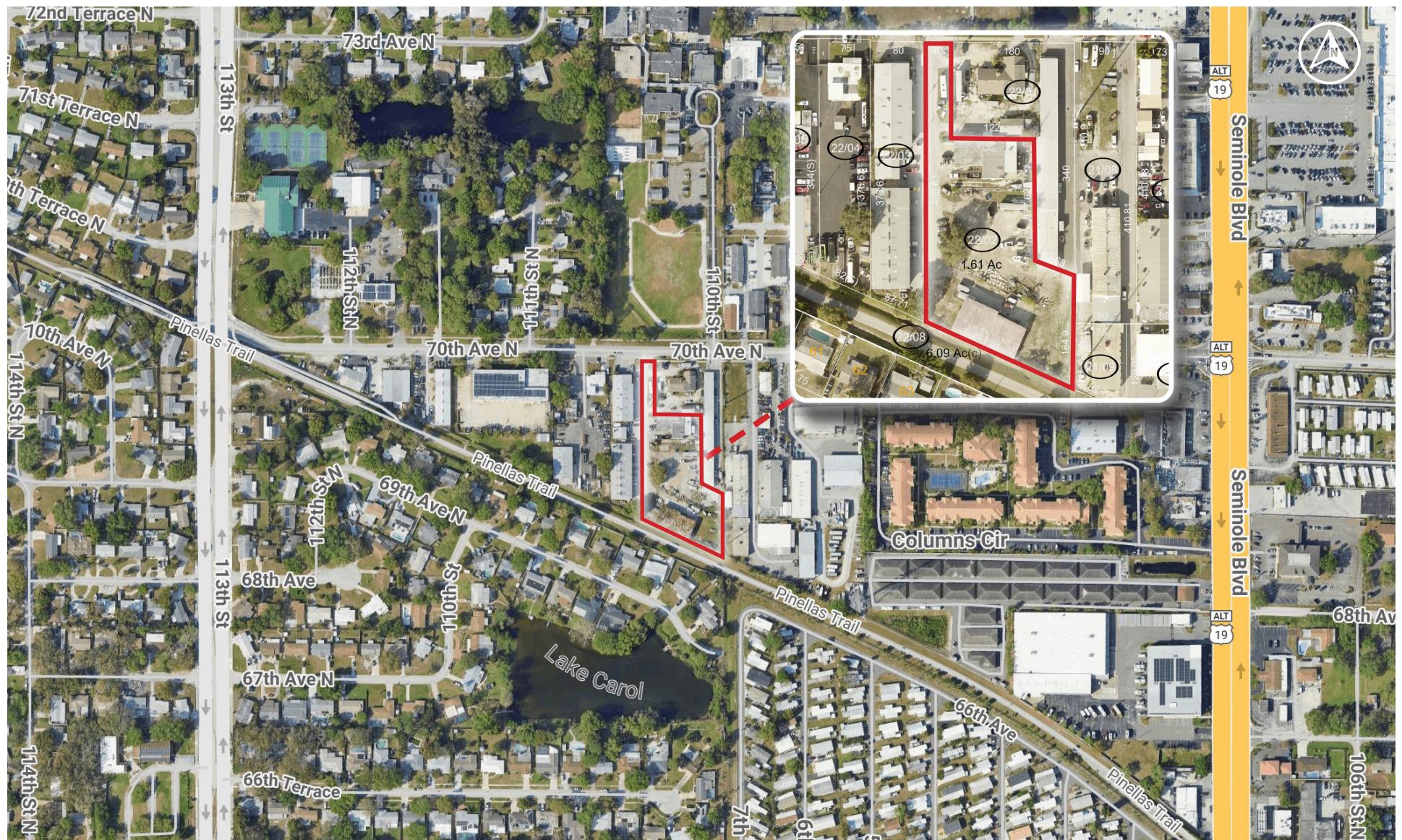
1.61 Acres | 8,640 SF Available For Sale or Lease

Building 1 (South): 5,240 SF

- Warehouse: 4,570 SF
- Office: 380 SF
- Canopy/Loading Platform: 290 SF
- 3 roll-up doors
- Zoning: Industrial Limited (IL)
- Property is graveled and gated
- Allowed uses include but not limited to:
 - Contractors storage and equipment areas
 - Sale of building materials, including lumber, cement and plaster, plumbing and feed
 - Repair, maintenance and storage terminals for automobiles, buses, cabs, trucks and heavy equipment
 - Storage warehouses, including mini-storage
 - Transportation/utility facilities
- High and dry out of 500 year Flood Plain
- Damage free from both Hurricane Helene and Milton

Building 2 (North): 3,400 SF

- Concrete block Shop building
- 2 roll-up doors



No warranty or representation, expressed or implied, is made to the accuracy of information contained herein, and same is submitted subject to errors, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. Some photos contained may be enhanced.