

FOR SALE



FLEX WAREHOUSE, YEAR BUILT - 2007
2041 N HIAWASSEE RD, APOPKA, FL 32703

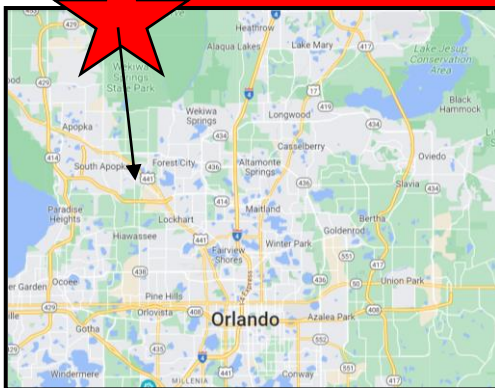
54% of Bldg = Office, 14 +/- Private Offices
46% of Bldg = Warehouse



PROPERTY HIGHLIGHTS

- **6,050 SF +/- Flex Whs** **Office/Whs:** **3,250/2,800 SF**
- **Land Size:** .77 acres **Zoning:** IND-2/IND-3
- **Parking:** 24 spaces (4/1000)
- **Rollup Door:** 1ea 10 FT W x 10 FT H
- **Warehouse:** 12 FT Clear Height
- **Office:** 14 Private Offices +/- **Bathrooms:** 4 ea
- **Public Water & Sewer** **Power:** 208 V/3 Phase
- **Signage:** Prominent Roadway Pole Signage
- **Close to:** Toll SR 414, SR 429, I-4, US Hwy 441, the Florida Turnpike, Central, South & North FL
- **Sale price:** \$1,890,000 **Price PSF:** \$312

Has
Natural
Gas



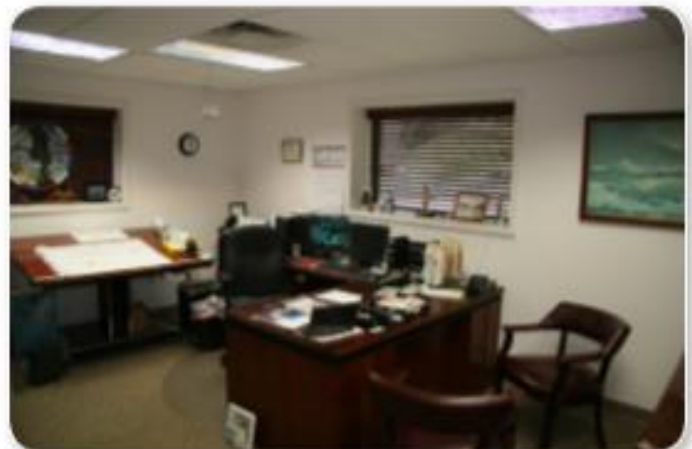
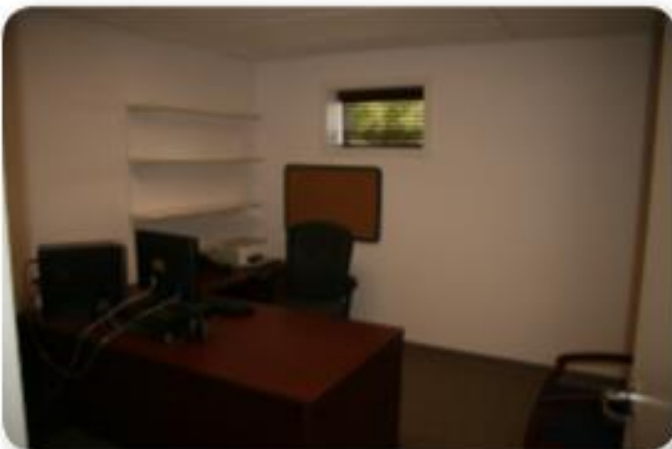
Scott Garrett
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Licensed Commercial Real Estate Broker
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OFFICE PICTORIAL OVERVIEW PICS ARE DATED, MAY NOT REFLECT ACTUAL

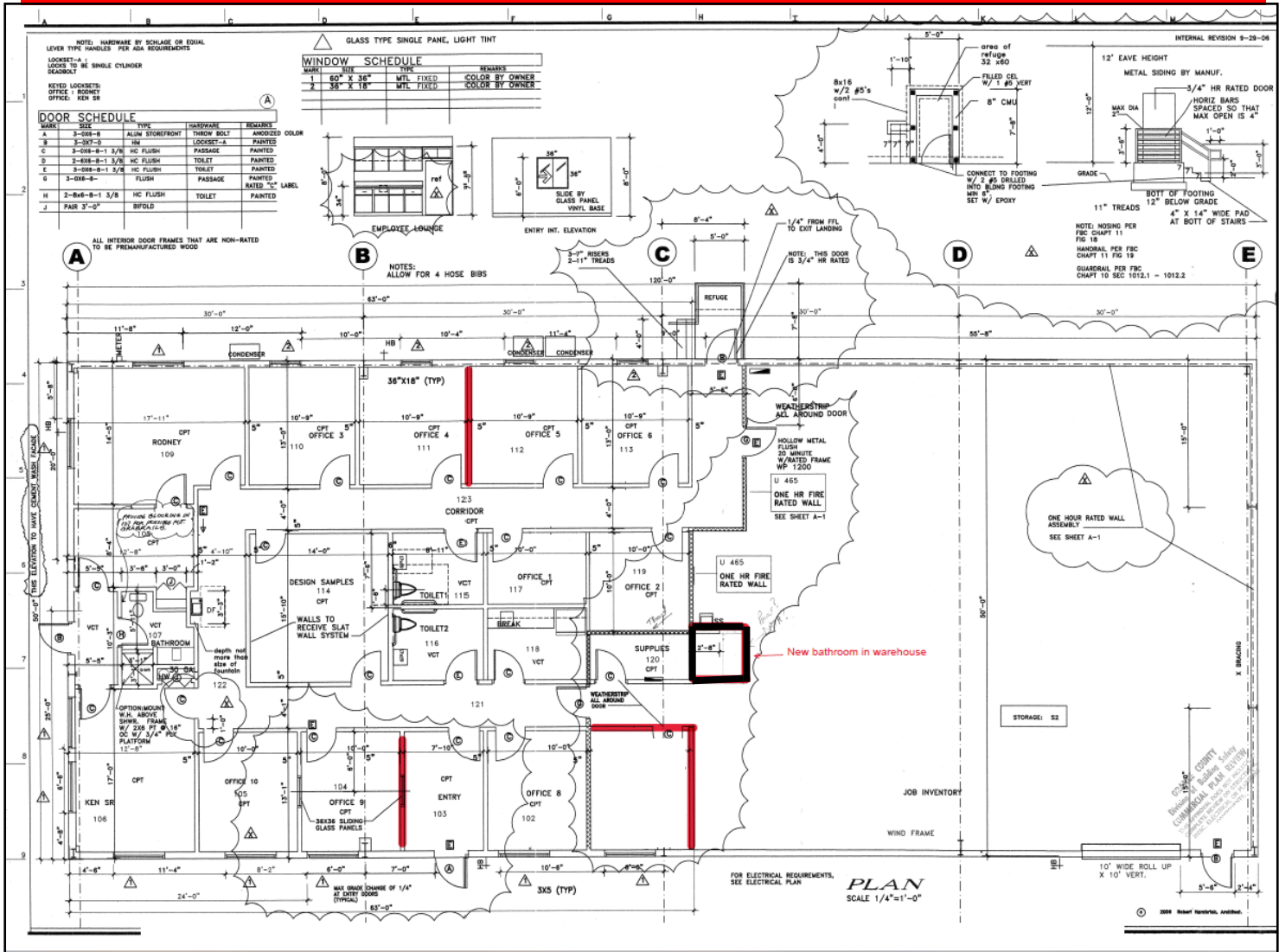


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BUILDING FLOORPLAN

Digital Version Available with Readable Dimensions
Floorplan has had slight variations



— Wall removed

CONTACT

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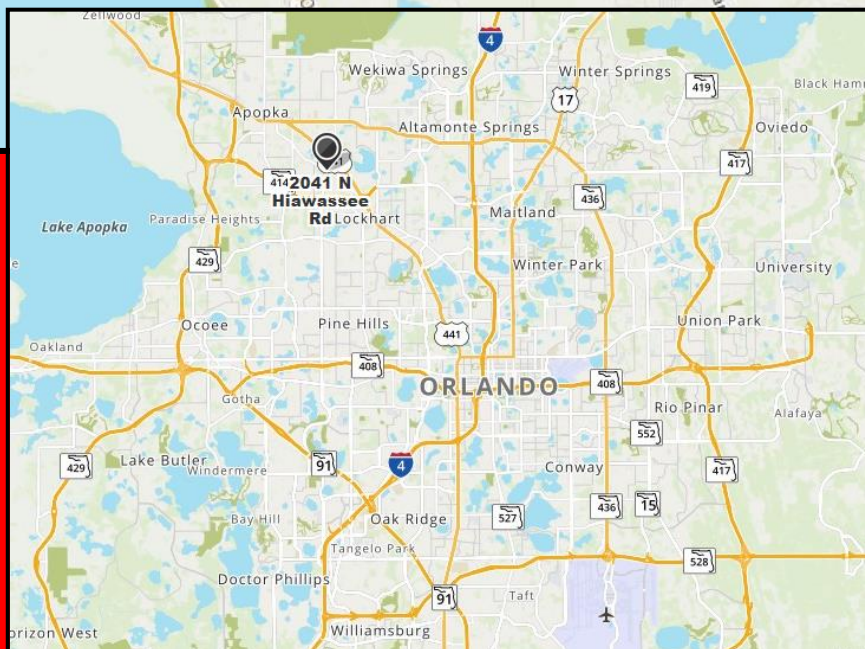
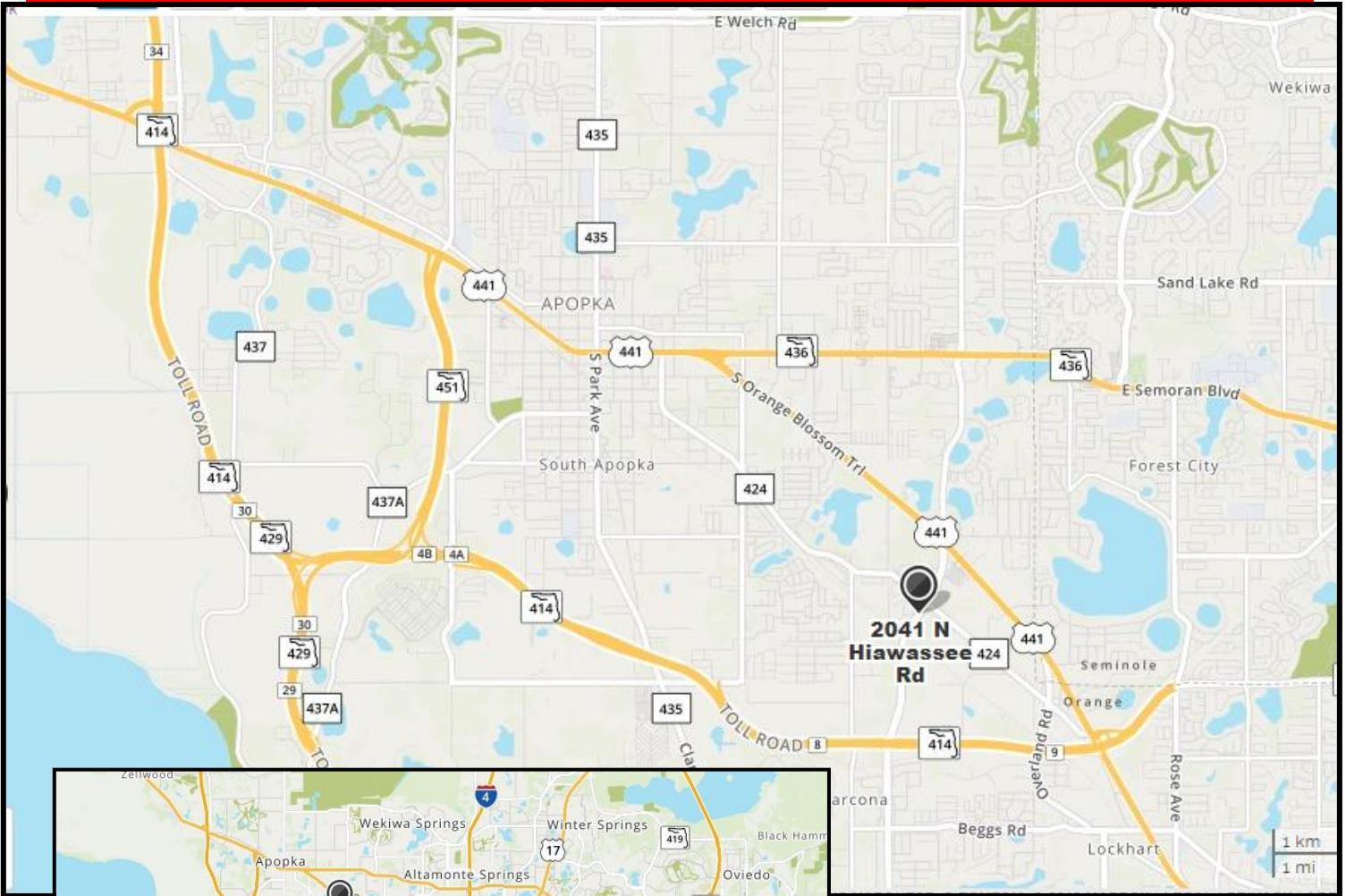
2211 Saxon Dr
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MAP OVERVIEW



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AERIAL OVERVIEW



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