

# FOR SALE



## FLEX WAREHOUSE, YEAR BUILT - 2007

2041 N HIAWASSEE RD, APOPKA, FL 32703

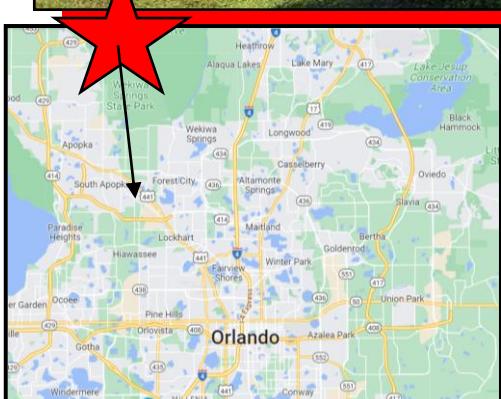
54% of Bldg = Office, 14 +/- Private Offices  
46% of Bldg = Warehouse



### 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

BOSS Commercial Real Estate  
Licensed Commercial Real Estate Broker  
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This 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.

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OFFICE PICTORIAL OVERVIEW  
PICS ARE DATED, MAY NOT REFLECT ACTUAL



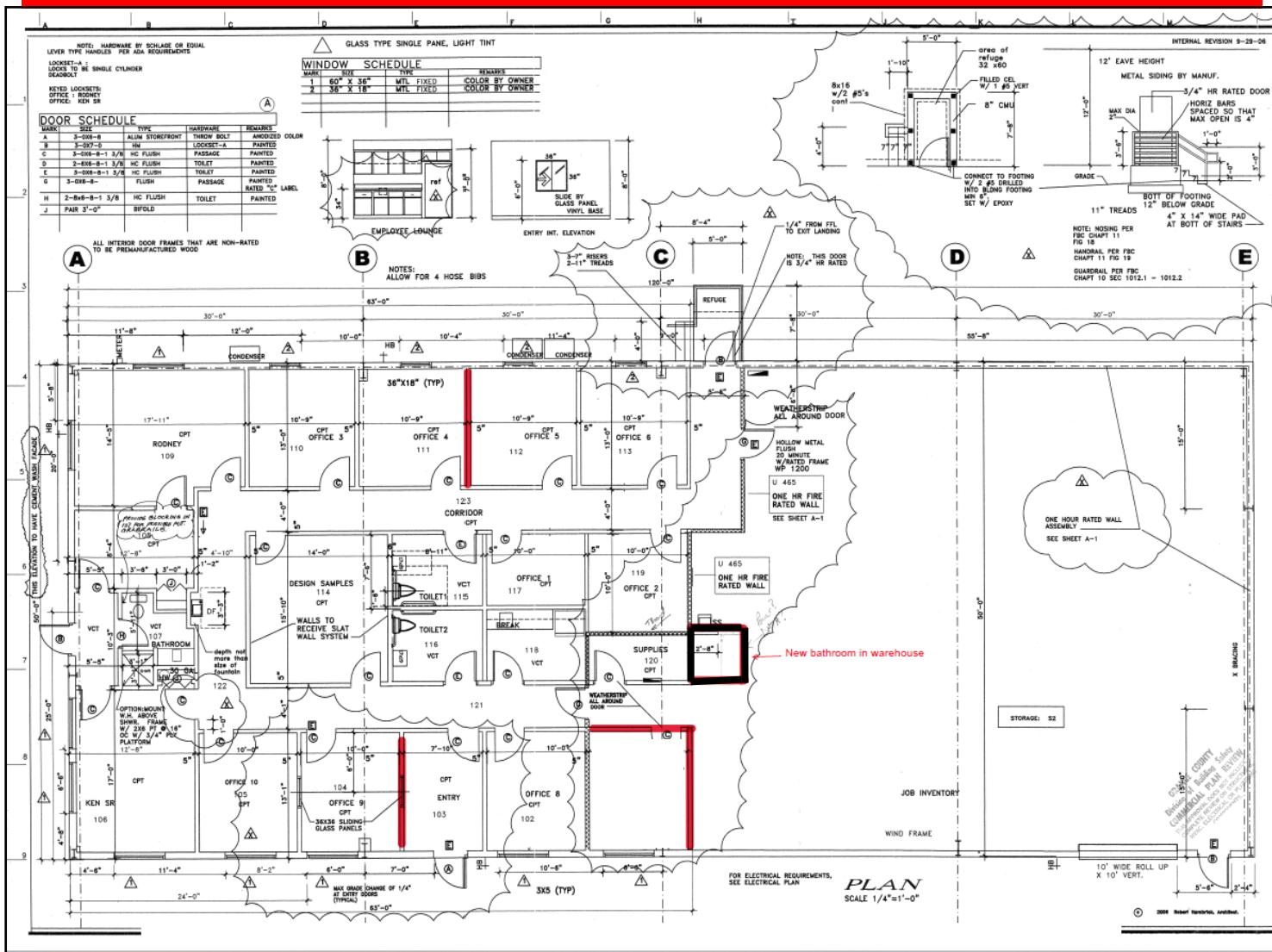
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## BUILDING FLOORPLAN

*Digital Version Available with Readable Dimensions  
Floorplan has had slight variations*



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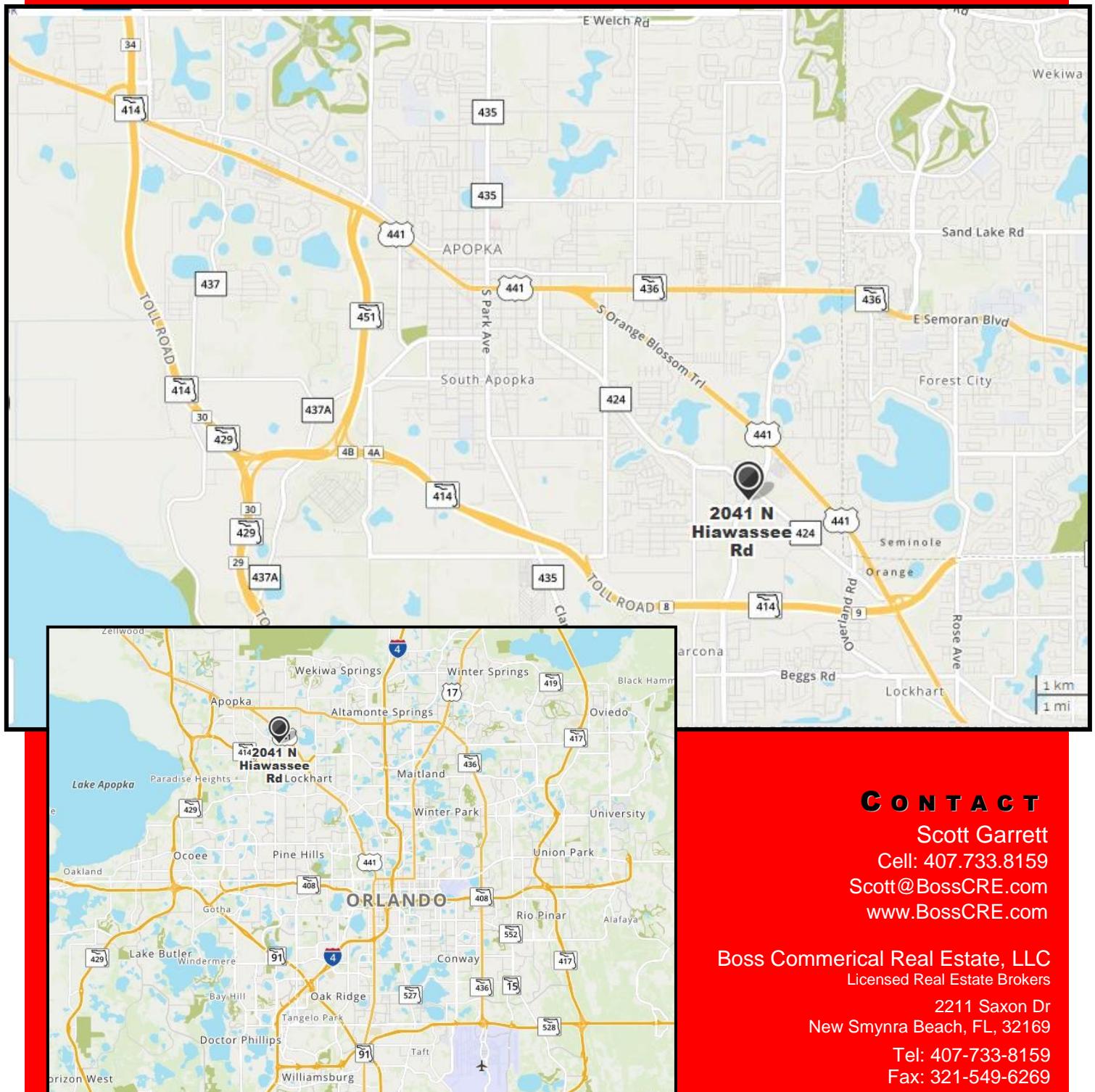
2211 Saxon Dr  
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## MAP OVERVIEW



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## AERIAL OVERVIEW



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