

# SINGLE TENANT NNN INVESTMENT OPPORTUNITY

## 22,220 TOTAL SF | ALTAMONTE SPRINGS, FL



**740 ORANGE AVENUE | ALTAMONTE SPRINGS, FL 32714**

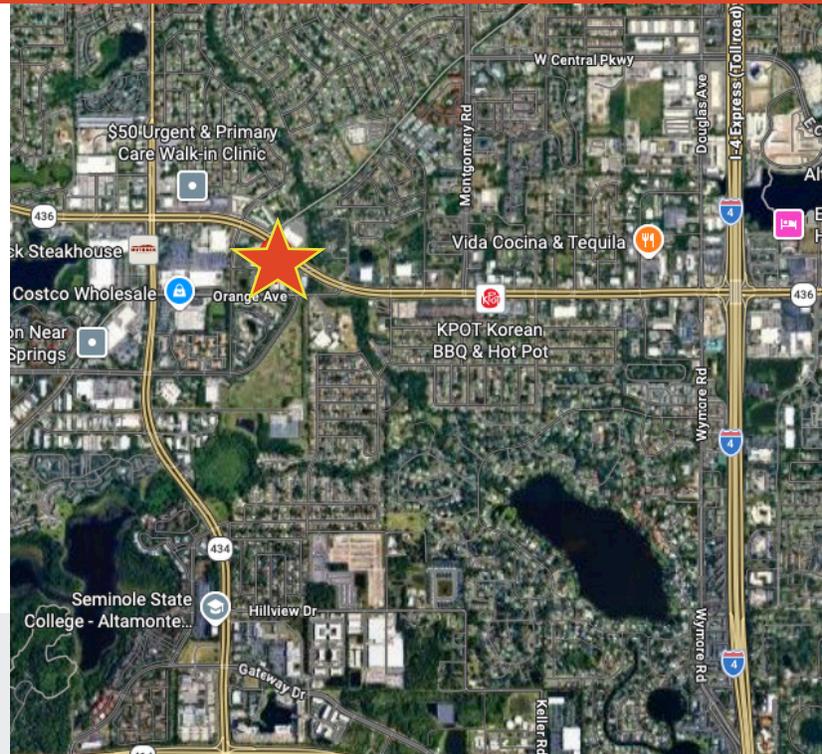
**LEASE RATE:** Call for Pricing

### PROPERTY FACTS

- NNN Lease
- Brand new TPO Roof and Alarm System
- 18,080 SF of Warehouse / 4,140 SF of Office
- Fully Air-Conditioned Warehouse & Office
- In place lease has 5% annual escalations - Please contact broker for more lease info
- Newly paved parking lot
- 22' Clear Height
- No comparable properties currently available in 3-mile radius
- Easy access to SR 434, SR 436, and I-4
- National Retailers in proximity

**SOLOMON ATTAWAY**  
407-516-4562  
solomon@v3capital.com

**CADEN FLORENCE**  
407-307-4477  
caden@v3capital.com



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to leasing.



496 S. Hunt Club Blvd.  
Apopka, FL 32703  
407-848-1663

[V3CommercialAdvisors.com](http://V3CommercialAdvisors.com)

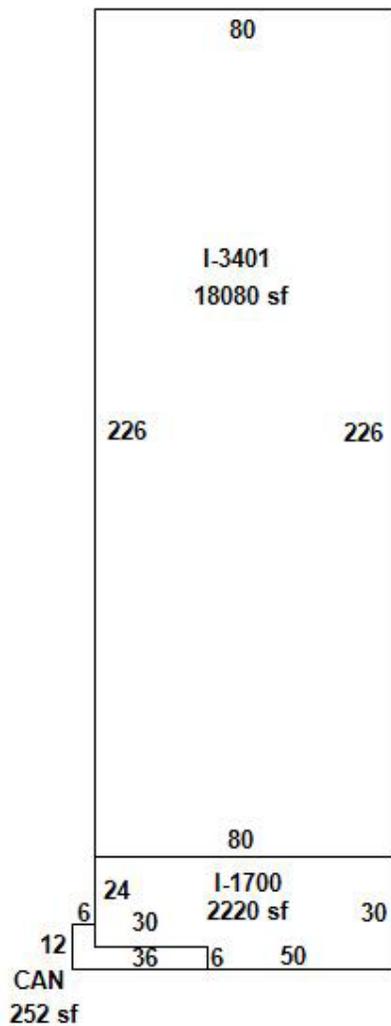
## ABOUT THE PROPERTY



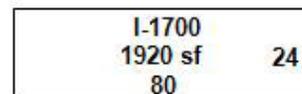
### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	15,278	104,817	228,424
Households	6,188	46,300	93,858
Avg. HH Income	\$81,373	\$86,503	\$86,736

## FLOOR PLAN



(Second Floor)



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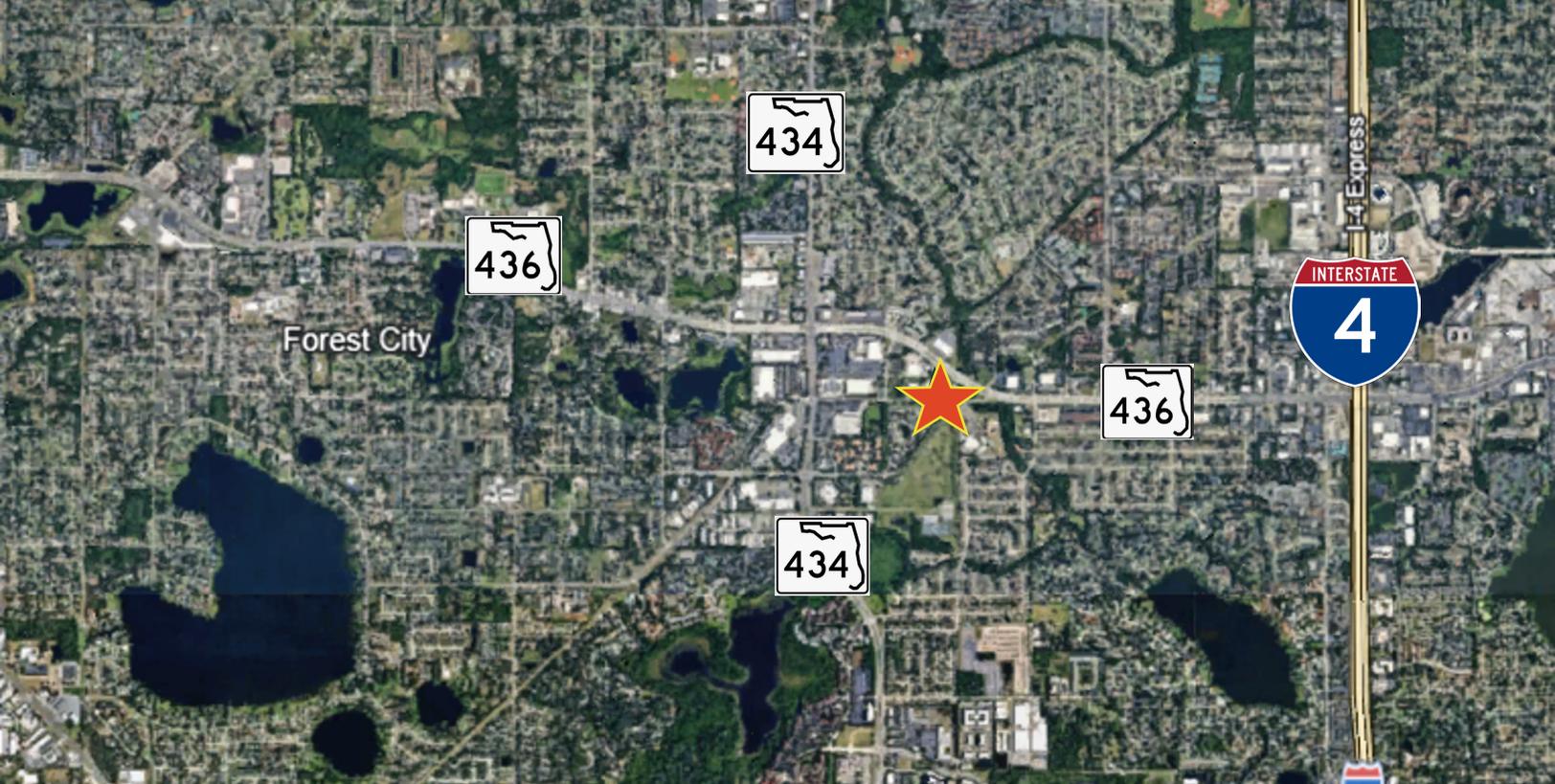
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## PROPERTY & LOCATION



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## AERIAL VIEWS



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**FOR MORE INFORMATION, PLEASE CONTACT:**

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