

# AIR-CONDITIONED SERVICE FACILITY OFFICE-WAREHOUSE FOR LEASE



**\$12 PSF - TRIPLE NET - 5 YEAR MINIMUM**

## **8366 + 8386 LA-AMISTAD COVE** PROPERTY FEATURES **14,481 SF For Lease: Building 8366 (7,875 SF) + Building 8386 (5,002 SF)**

- Fully Air-Conditioned Space
- Large, Open Floor Plan with Plenty of Office and Storage
- 3 Phase Power with a 1200 AMP Supply
- 2 Dock-High Loading Doors
- Front, Side, and Back Doors for Life Safety
- Ample Parking
- Direct Access to 17-92 (50,000 vehicles per day)
- Conveniently Located Near Maitland, Winter Park, and Altamonte Springs (15 Minutes or Less)
- Contact About an Additional 13,476 SF Building with 17-92 Exposure (see last page)



**RESULTS**  
REAL ESTATE PARTNERS, LLC  
licensed real estate brokerage



108 Commerce Street, Ste. 200  
Lake Mary, FL, 32746  
[www.ResultsREPartners.com](http://www.ResultsREPartners.com)



**Vincent Wolle**



407.448.1823

[CREManager@gmail.com](mailto:CREManager@gmail.com)



# 8386 LA-AMISTAD COVE

Premium Location



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# 8386 LA-AMISTAD COVE

## Layout



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Parking & Loading



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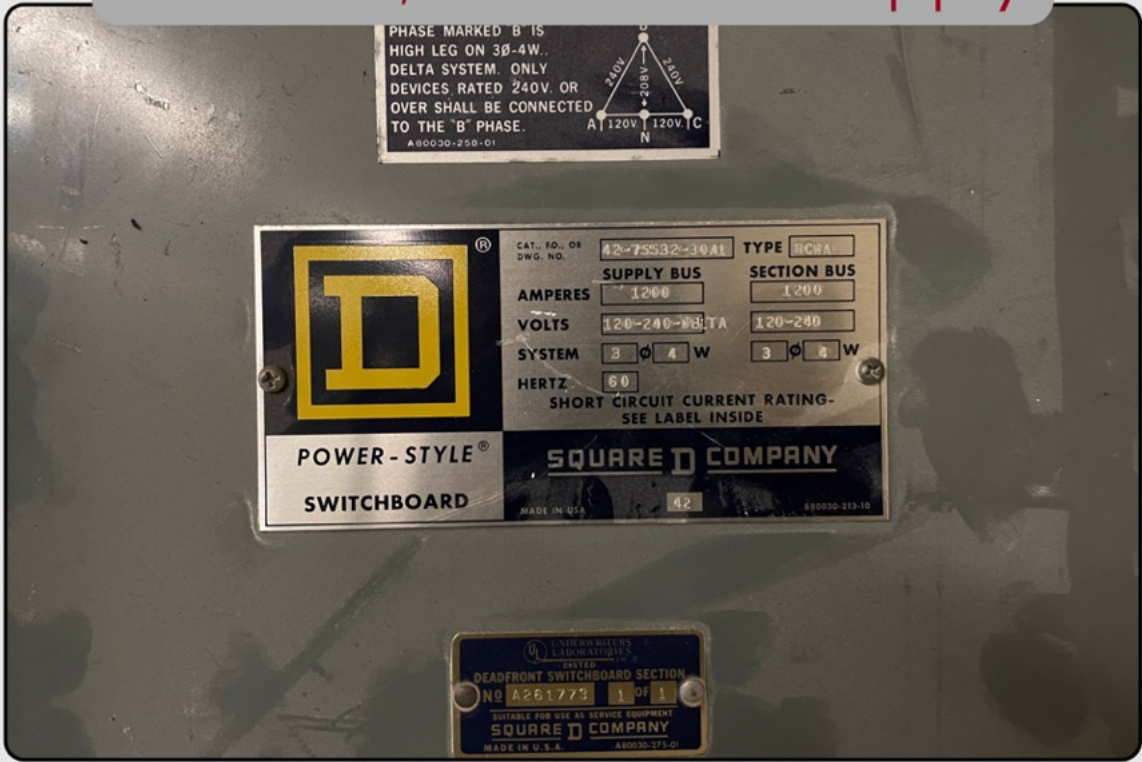
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# 8366 LA-AMISTAD COVE



3-Phase, 1200 AMP Supply



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**Vincent Wolle**  
CCIM SIRM  
407.448.1823  
[CREManager@gmail.com](mailto:CREManager@gmail.com)

# 8366 LA-AMISTAD COVE

## Interior Photos- Building 1



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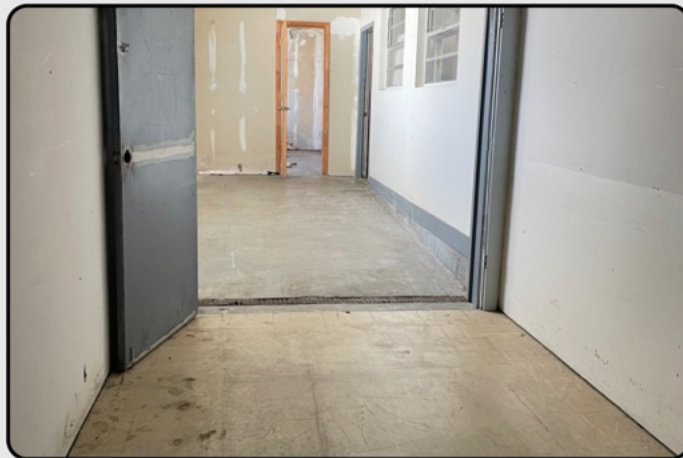
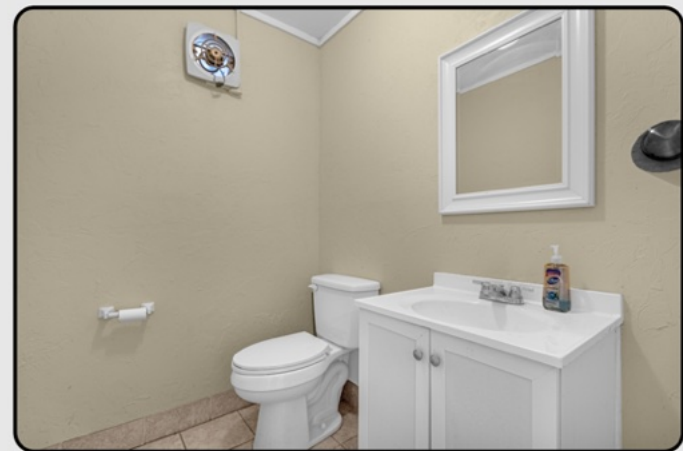
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# 8366 LA-AMISTAD COVE

## Interior Photos- Building 1



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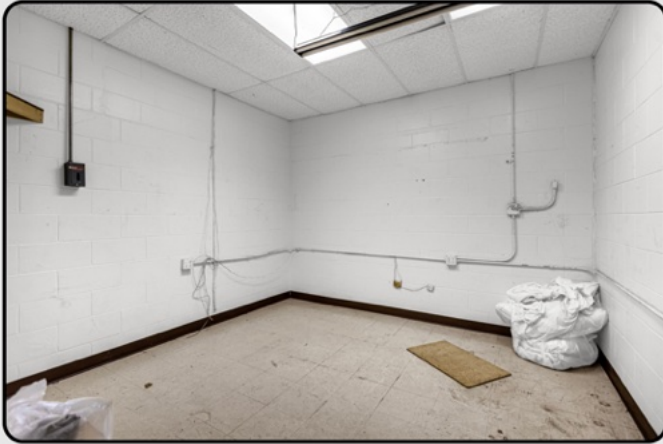
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# 8386 LA-AMISTAD COVE

## Interior Photos- Building 2



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# 13,476 ADDITIONAL SF AVAILABLE



Looking to Expand?  
Contact for Info.



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