

11050 70TH AVE

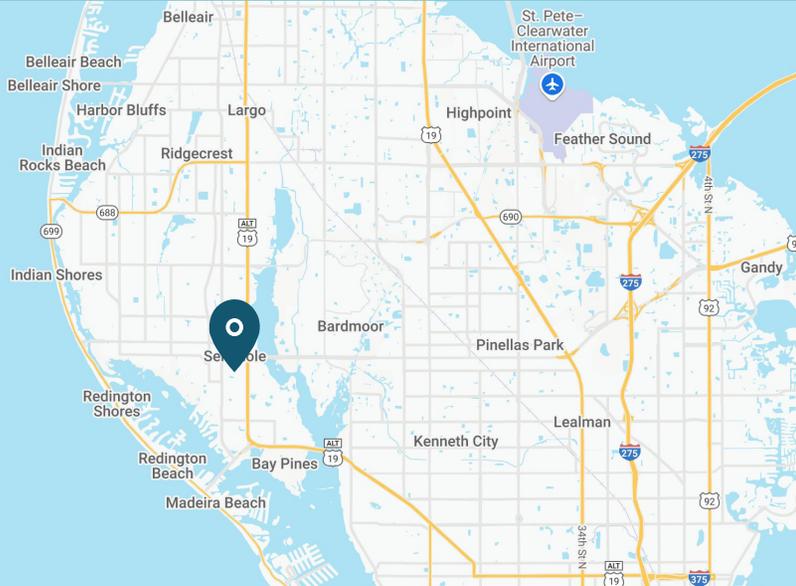


Seminole, FL 33772



DRONE VIDEO
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Industrial Outdoor Storage FOR SALE OR LEASE



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

Building 2 (North): 3,400 SF

- Concrete block Shop building
- 2 roll-up doors

- Zoning: Industrial Limited (IL)
- Fully graveled and gated yard with two (2) access gates enabling full truck circulation
- 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

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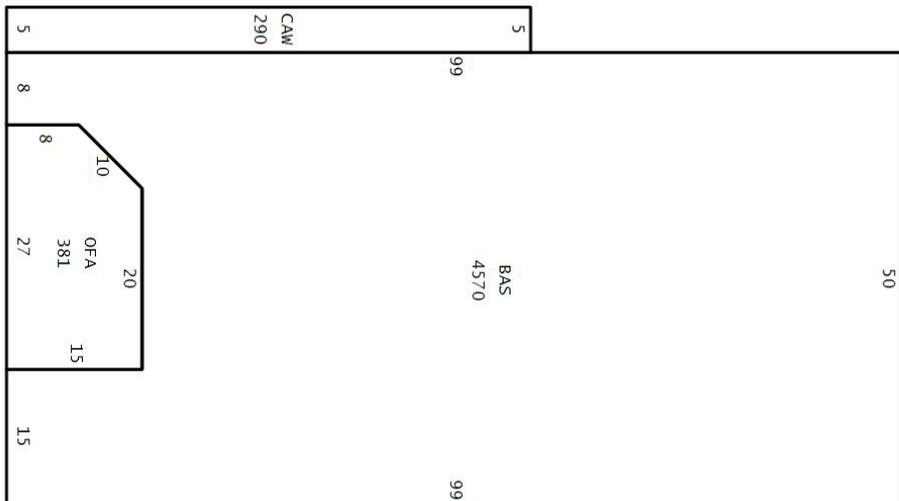
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INDUSTRIAL OUTDOOR STORAGE PROPERTY FOR SALE OR LEASE



Building 1 (South): 5,240 SF

Warehouse: 4,570 SF | Office: 380 SF



Building 2 (North): 3,400 SF



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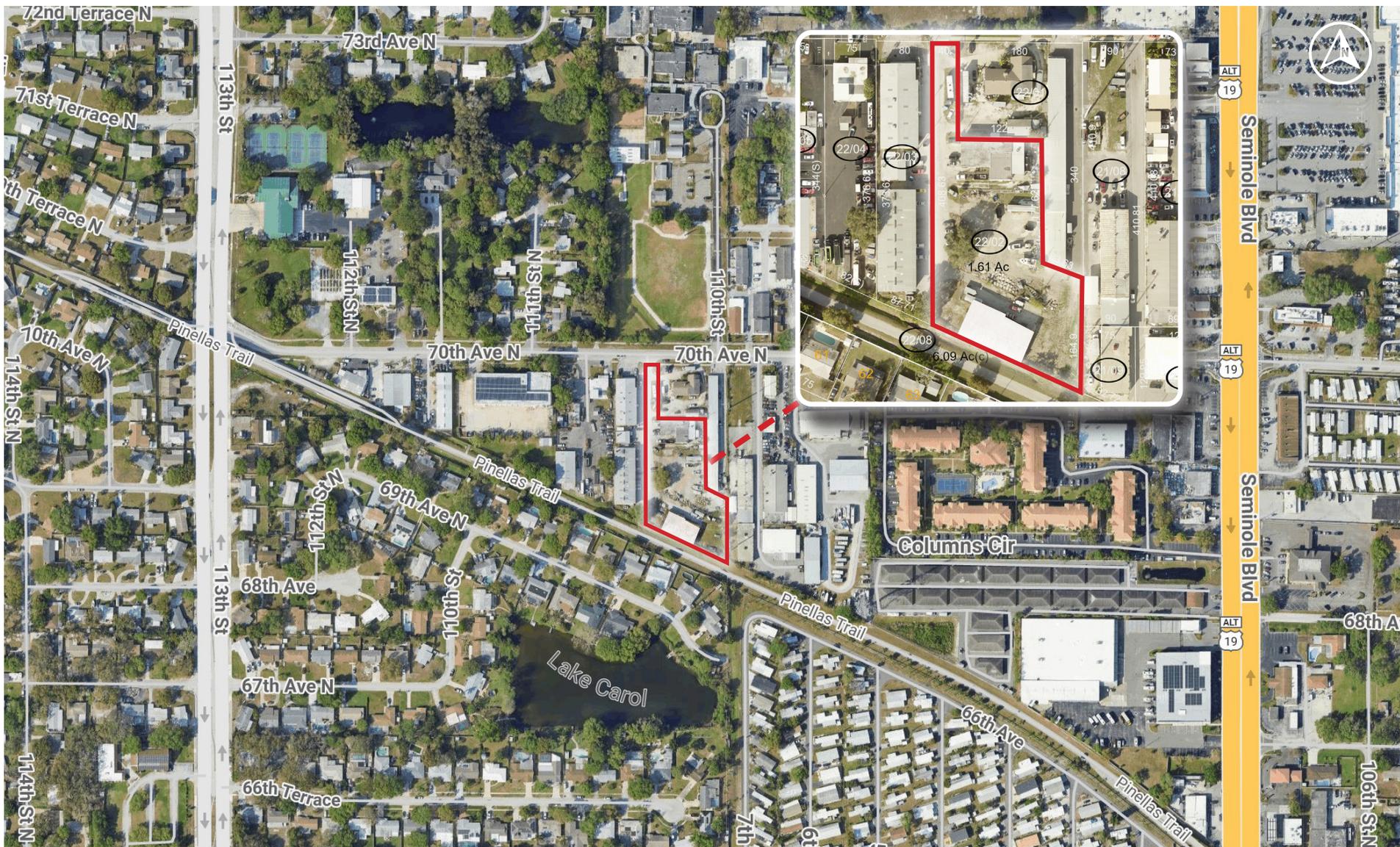
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