



FAMILY FACILITIES LP®
SERVICING FAMILY OFFICES AND HNWI WITH MIXED USE OFFICES & WAREHOUSE SPACE™

Alcazar | 12.5

Ground Level Bathroom & Shower



EXPECTED COMPLETION DATE APRIL 1ST, 2025

DESCRIPTION

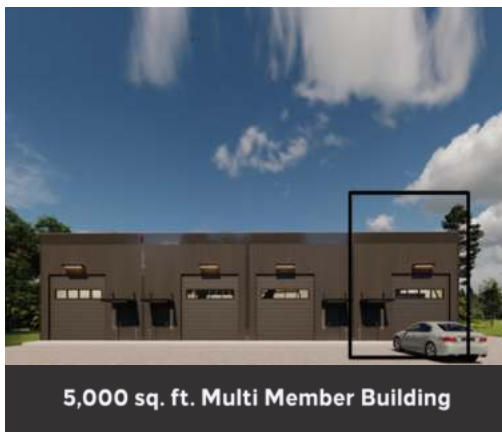
- 1,250 SQ.FT(50'D X 25'W X 20'H)
- BATHROOM & STAND UP SHOWER (8'L X 5'W)
- CONCRETE GROUND FLOOR | WASTUB
- 40 - GALLON HOT WATER HEATER
- 14' X 14' GARAGE DOOR | REMOTE
- AC CLIMATE CONTROL
- OUTDOOR SPIGOT
- 3 LED HIGH BAY LIGHTS
- EXTERIOR FLOOD LIGHT | REAR DOOR

LEASE

- \$2,995.00 PER MONTH
- TRIPLE NET (NNN)
- 3 YEAR LEASE / 3% ANNUAL INCREASE
- \$2,455.00 YEAR ONE BASE RENT
- \$280.00 PROPERTY TAX & INSURANCE ESTIMATED
- \$150.00 COMMON AREA
- \$110.00 FL SALES TAXT

PURCHASE

- PRICE: \$360,000
- *Does not include typical closing cost.



5,000 sq. ft. Multi Member Building



Four Build Out Options



25" W x 50" D x 20' H | 14' x 14" Garage Doors



Secured | Climate Controlled | Scalable

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