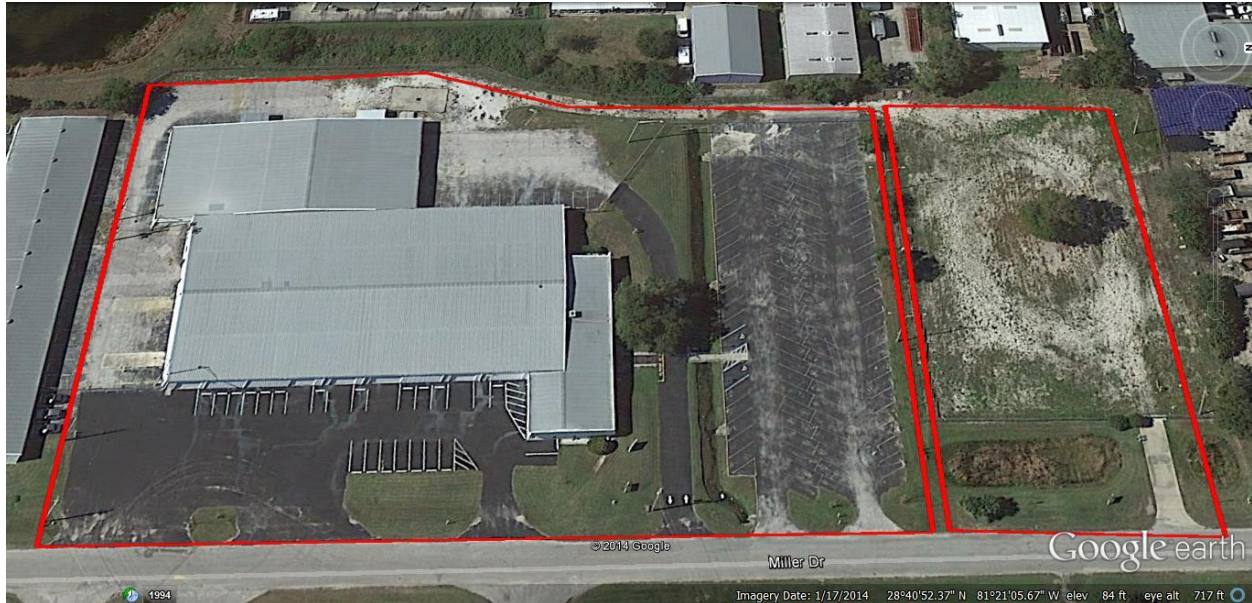


FOR LEASE
12,300 SF OFFICE SPACE
WITH 4,200 SF GRADE-LEVEL WAREHOUSE



1050 MILLER DRIVE, ALTAMONTE SPRINGS, FL 32701



Lease Rate: \$6.50 PSF NNN + \$1.00 PSF Operating Expenses

Property Details:

- 12,300 SF Office
- 4,200 SF Grade-level Warehouse Space
- Oversized Grade-level Doors
- 104 Car Spaces

Additional:

- Additional 1.00 Acre of Outside Storage for Extra \$2,000 per month gross.
- Additional Acre is Fenced and Gated with Keycard Access and has Security Lights



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PROPERTY SPECIFICATIONS

**1050 Miller Drive, Altamonte Springs, FL 32701
Florida Central Commerce Park, Seminole County**

TOTAL SIZE:	48,255 square feet	YEAR BUILT:	1974
DIVISIBLE TO:	13,000 sf Back Bldg 35,255 sf Front Bldg	ZONING:	M-1 (General Industrial)
OFFICE AREA:	12,300 square feet	POWER:	Provided by Duke Energy 277/480 Volt, 3-phase, 1200 amps 240V, 3-phase, 1200 amps
LAND SIZE:	3.85 acres plus 1.00 acres additional land contiguous at 1064 Miller Drive	SPRINKLER:	Fully Sprinklered
		CONSTRUCTION:	Metal
TRUCK LOADING:	(1) 20' x 12' grade level door; (4) 16' x 12' grade level doors; (1) 14' x 14' grade level door; (1) 14' x 12' grade level door; (1) 14' x 10' grade level door; (1) 14' x 8' grade level door;	COLUMNS:	Clear span in main warehouse
		ROOF:	Standing seam metal
		WATER/SEWER:	City of Altamonte/Septic
		LIGHTING:	Fluorescent
		PROPERTY TAXES:	\$23,871.11 (2017)
		PARCEL ID:	07-21-30-300-005A-0000 and 07-21-30-300-005G-0000
TRUCK COURT:	78' deep in front		
CEILING HEIGHT:	10' to 16'		

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