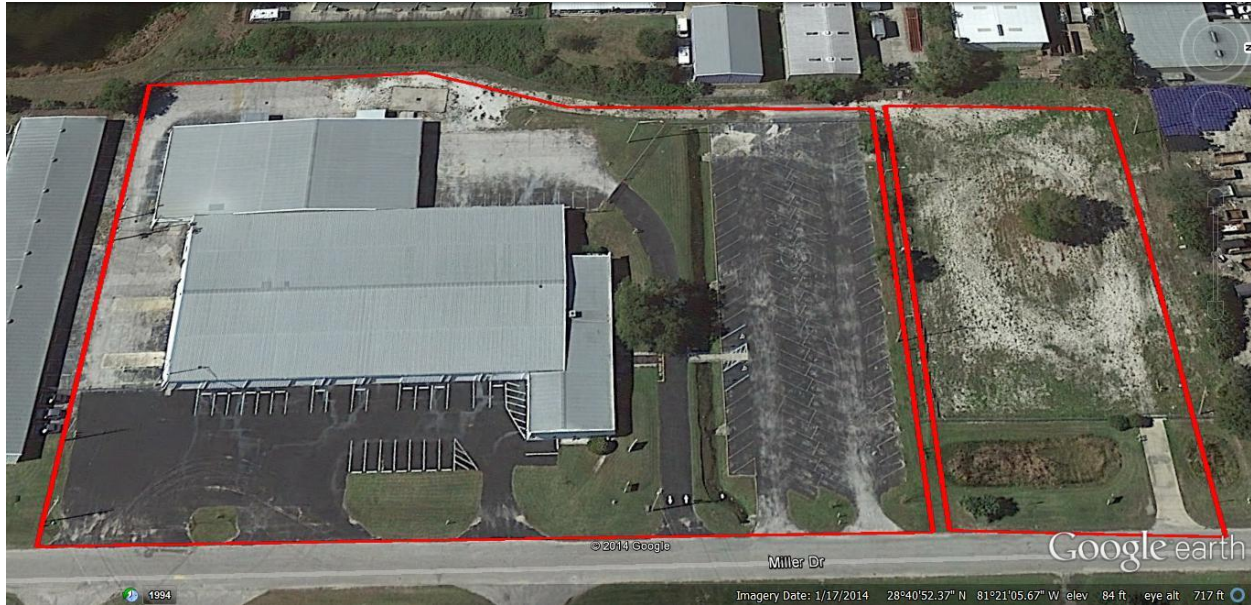


**FOR LEASE**  
**9,000 TO 48,255 SF GRADE-LEVEL**  
**WAREHOUSE**



1050 MILLER DRIVE, ALTAMONTE SPRINGS, FL 32701



**\$3.95 PSF NNN for 35,255 SF Front Bldg., or 48,255 SF Total**  
**\$4.50 PSF NNN for 9,000 SF to 21,000 SF**  
**\$1.00 PSF Operating Expenses**

**Property Details:**

- Demisable in 3,000 SF Increments with Office Built-to-suit; 9,000 SF Minimum
- 35,255 SF or 48,255 SF Space includes 12,300 SF Office
- Outside Storage
- Drive-in Doors on all Four Sides
- Heavy Power: 277/480V, 3-Phase 1,200 Amps; 120/280V, 3-Phase 1,200 Amps.
- Extra Car and Truck Parking with 104 Spaces
- 3.85 Acres

**Additional:**

- Additional 1.00 Acre of Outside Storage for Extra \$2,500 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:	9,000 sf Back Bldg 35,000 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 120/208 Volt, 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:	\$27,915.17 (2016)
		PARCEL ID:	07-21-30-300-005A-0000 and 07-21-30-300-005G-0000
TRUCK COURT:	78' deep in front	LEASE RATE:	Base Rate varies as per flyer Plus \$1.00 PSF Op Exp Additional 1.00 acre: \$2,500 per month gross
CEILING HEIGHT:	10' to 16'		

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