



## BUILDING DATA

**Total Building SF:** 32,000 SF  
**Year Built:** 1983  
**Zoning:** M1 (Seminole County)  
**Land Size:** 1.62 Acres  
**Building Type:** Masonry Block Construction

## LISTING DATA

**Available SF:** Unit 1033 - 6,500 SF  
**Office SF:** 2,000 SF  
**Loading:** 1 Grade Level Roll-Up Door  
**Comments:** 4,500 SF of Grade level air-conditioned warehouse with drop ceiling-in place  
Three (3) 5 ton units servicing the warehouse  
Three (3) 2 ton units servicing the office

## ECONOMIC DATA

**Lease Rate:** \$15.00/SF NNN  
**Op Ex:** \$1.31/SF



1045 MILLER DR | ALTAMONTE SPRINGS, FL 32701

FOR LEASE

