

105 Candace Drive, Suite 117

Industrial Warehouse / Flex Space For Lease

Available June 1 SEE FLOORPLAN ON REVERSE SIDE

Property Features

- **3,600 SF Total**
 - **Approx. 300 SF Office**
 - **30' Wide × 120' Deep**
 - **22' Clearspan Ceiling Height**
 - **10' × 10' Front Rollup Door**
 - Rear Access Door to Alley
 - Secure Lockable Parts / Storage Room
 - Private Restroom
 - Exhaust Fan Installed
 - 3-Phase Electrical Service
 - New Fiber Optic Service Available
 - Office A/C Installed 2023
 - 6 Dedicated Parking Spaces + use of short term shared Visitor Parking
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Lease Terms

\$4,800 Per Month — All In

- 3-Year Lease
- 3% Annual Increases
- Base Rent: \$13.50/SF
- OPEX: \$2.50/SF

Contact Information:

Sandi Weld 352-455-9020

or Skip Weld 352-406-8724

Ideal Uses

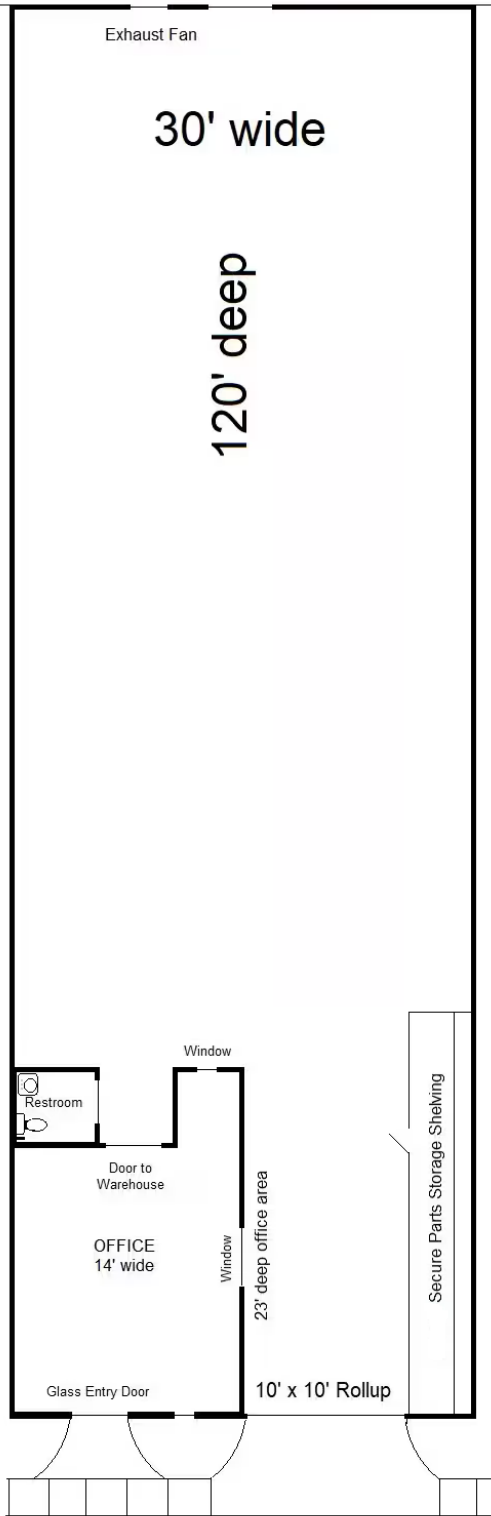
- e-Commerce • Plumbing, Electric, and Contractor Admin and Storage •
 - Distribution • Light Manufacturing • Service Business • Maybe your business too!
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Access & Layout

- Front Parking with Glass Entry Door
 - Rear Alley Access for Deliveries
 - Clearspan Warehouse Layout Maximizes Usable Space
 - Efficient Small Office Footprint Leaves More Warehouse Area
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Asphalt Alley

Rear Access to Alley



Asphalt Parking