

# 105 Candace Drive, Suite 117

## Industrial Warehouse / Flex Space For Lease

Available June 1    SEE FLOORPLAN ON REVERSE SIDE

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### 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 Preferred but 1 year available\*
- 3% Annual Increases
- Base Rent: \$13.50/SF
- OPEX: \$2.50/SF

\* 3-year lease is preferred, but if you need a shorter term, we are open to a 1-year lease. We can provide you with a two-year renewal option with 3% increases during your second and third years.

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### Contact Information:

**Sandi Weld 352-455-9020**

**or Skip Weld 352-406-8724**

### Ideal Uses

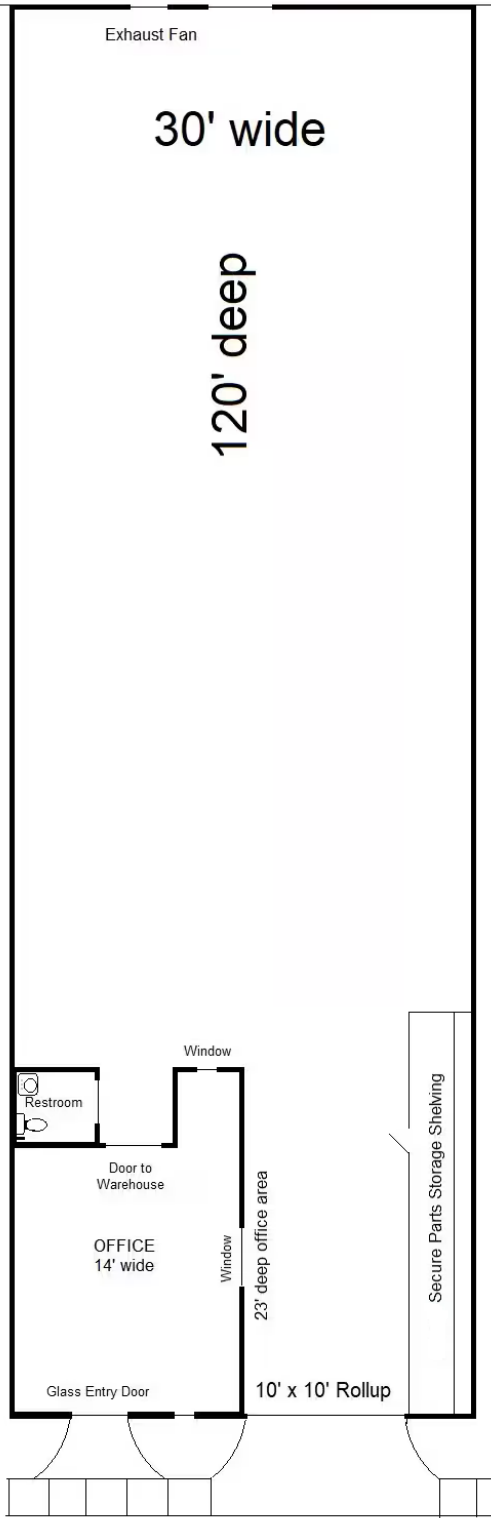
- e-Commerce • Plumbing, Electric, and Contractor Admin and Storage •
  - Distribution • Light Manufacturing • Service Business • Maybe your business too!
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### Access & Layout

- 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