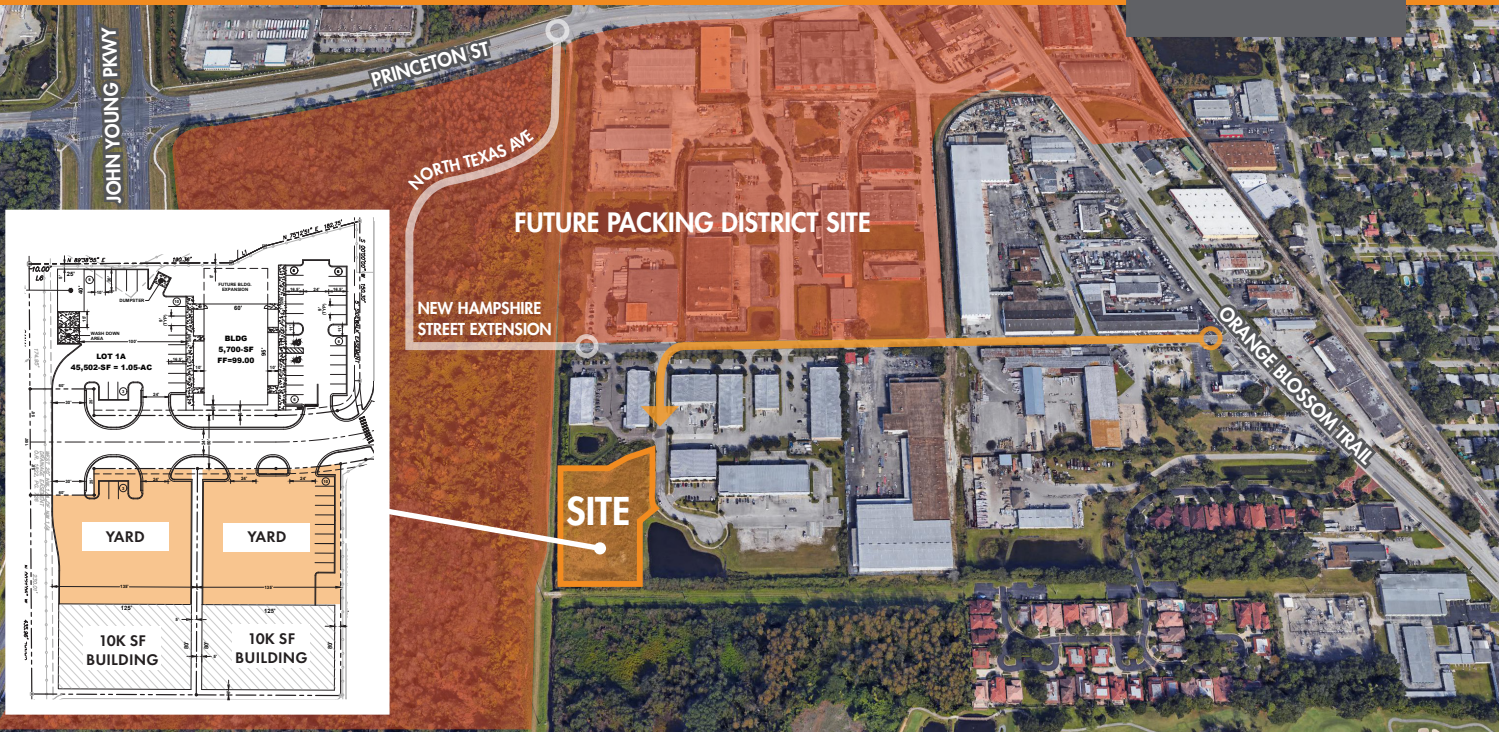


MID-TOWN / PACKING DISTRICT - ORLANDO, FL

10K SF WITH STORAGE YARD FOR SALE/LEASE

1584 COLLEGE PARK BUSINESS CENTER RD, ORLANDO, FL 32814

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LOCATION

The Packing District is located in the center of the NW Submarket and provides excellent access to serve the city on primary roads John Young Parkway, Orange Blossom Trail, 408, and I-4.

DEVELOPMENT

Industrial zoning (IG) permits outdoor storage and the sites can accommodate 2 buildings totaling 20,000 SF of warehouse.

BUILDING SPECIFICATIONS

- Ceiling Height: 18' clear
- Construction: Pre-engineered & concrete block
- Power: 3 phase, 200 amp, 208v
- Feature: Fire sprinklers

PROPERTY FEATURES

TOTAL PARCEL SIZE	2.88 AC
LEASE RATE	\$15.00 PSF NNN
SALE PRICE	\$1,600,000
ZONING	I-G/RP; City of Orlando

BUILDING 1 & 2

SIZE	10,000 SF (each)
GRADE DOORS	(1) 12' x 14'
DOCK DOORS	Available
PARKING	13 spaces
YARD	.73 AC / .67 AC

FOR MORE INFORMATION, PLEASE CONTACT:

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JAMES BAKER
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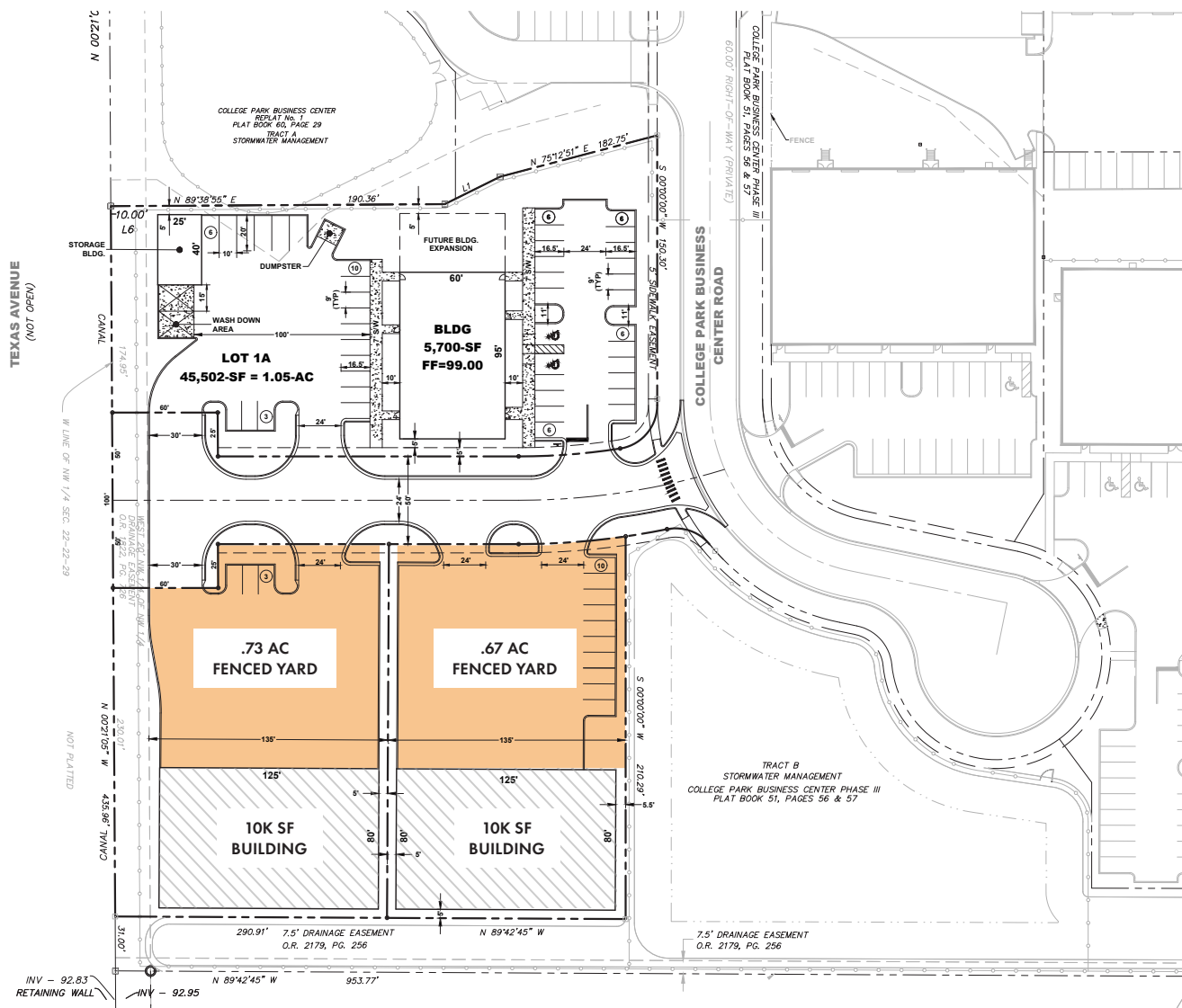
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SITE PLAN



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