



AVAILABLE

For Lease | Retail (Auto Related)

PREMISES

± 13,257 RSF

ASKING RENT

\$14.30 NNN per RSF/Year

**ESTIMATED
2025 NNNs**

\$4.70 per RSF/Year

TERM

Negotiable

Wilshire Advisory Group is pleased to bring to market a 13,257 RSF Industrial/Retail Property for lease in the Orlando Airport/Edgewood sub-market.

Renovations Completed in 2017, with upgrades to both the warehouses and office portions of the Premises. Retail space with C-3 zoning - wholesale Commercial District.

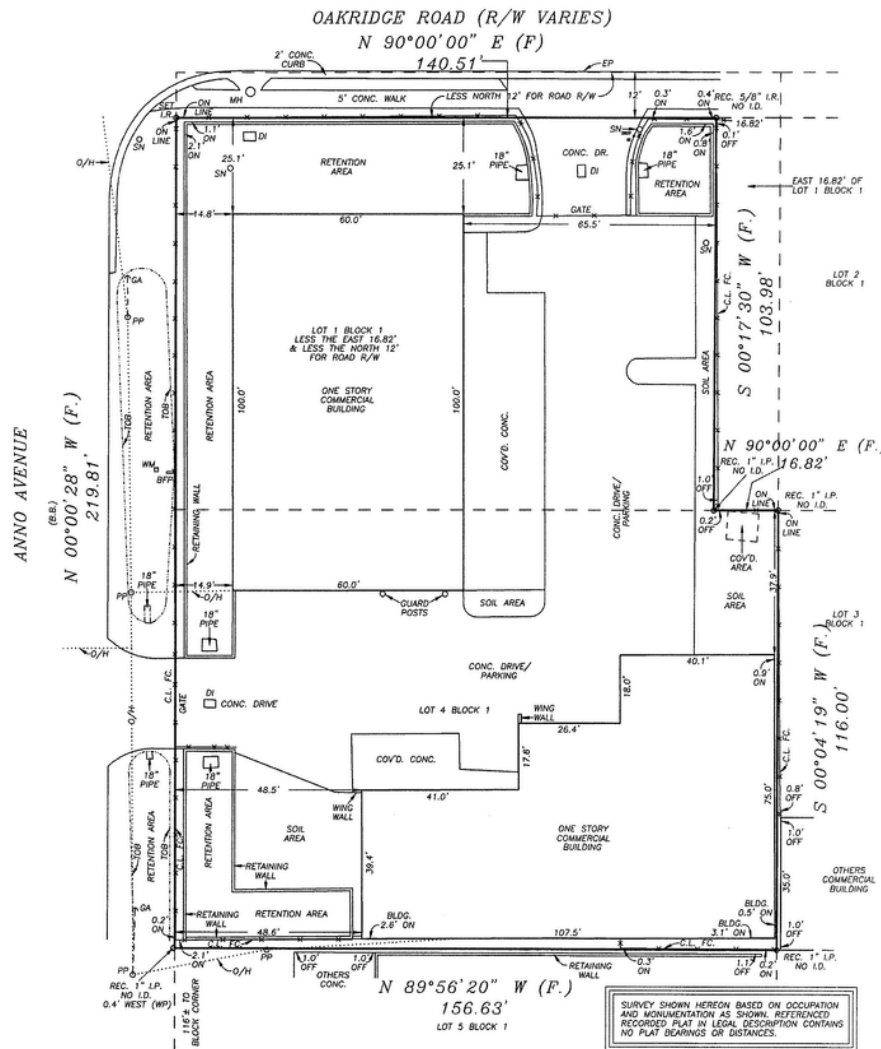
WATCH
VIRTUAL
TOUR



- Industrial Warehouse Built in 2001, Renovated 2017 Including Significant Upgrades in Office and Mezzanine
- $\pm 13,257$ RSF Available for Lease
2 separate buildings: $\pm 5,997$ RSF and $\pm 7,260$ RSF
- $\pm 2,500$ RSF Office with Second Story Mezzanine:
 - Front Office, Cubicle Areas, Reception, Break Room
 - Interior Offices on Second Floor
- Four Oversized Grade Level Doors (14' W x 14' H and 16' W x 14' H)
- Located just North of the Orlando International Airport
- Close Proximity to State Road 528 and Florida Turnpike

- **Zoning:** C-3
Wholesale Commercial District - Unincorporated Orange County
- **Property Type:** 2740 Auto Repair Garage
- **Lot Size:** ± 0.63 Acres
- **Clear Height:** 18' - 21'
- **Power:** 3 Phase, 240 Volts, 400 Amps, LED Lighting
- **Parking:** 19 Parking Spaces
- **Signage:** Visible/Monument Signage Facing E Oak Ridge Rd & Anno Ave





BUILDING ONE: 7,260 SF

Two Roll-up Doors
Approximately: 100' x 75'
Features: Front Office / Receptionist, Break Room, Mezzanine office space, Covered Parking
Exterior Construction: Concrete/Cinder Block

BUILDING 1:
7,260 SF

BUILDING 2:
5,997 SF

Two Roll-up Doors
Approximately: 74' x 107'
Exterior Construction: Concrete Block Stucco
Features: Covered Parking, Tech Office and Breakroom

BUILDING TWO: 5,997 SF