

**\$15,750,000**



<b>Building Size:</b>	49,900 ± SF
<b>Warehouse:</b>	41,351 ± SF
<b>Office/Showroom:</b>	8,549 ± SF
<b>Ceiling Height:</b>	21'-26'
<b>Doors:</b>	(6) Dock 9'x10' (1) Grade 12'x14'
<b>Land Area:</b>	3.79 Acres
<b>Zoning:</b>	I-P/AN
<b>Construction:</b>	Tilt Wall
<b>Year Built:</b>	2005
<b>2025 Property Taxes</b>	\$128,144.67
<b>Additional Features:</b>	New Roof 2023



McNulty Group, Inc. is the agent of the Landlord or Seller of this property and will be paid by the Landlord or Seller. All information furnished with respect to the subject property has been obtained from sources deemed reliable. No representation as to accuracy thereof is made. This offering is subject to errors, omissions, prior sales or withdrawal without notice.

**Chuck McNulty**

Broker

Chuck@mcnultygroupinc.com

(407) 668-5537 Direct

**McNulty Group Inc.**

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Orlando, Florida 32804

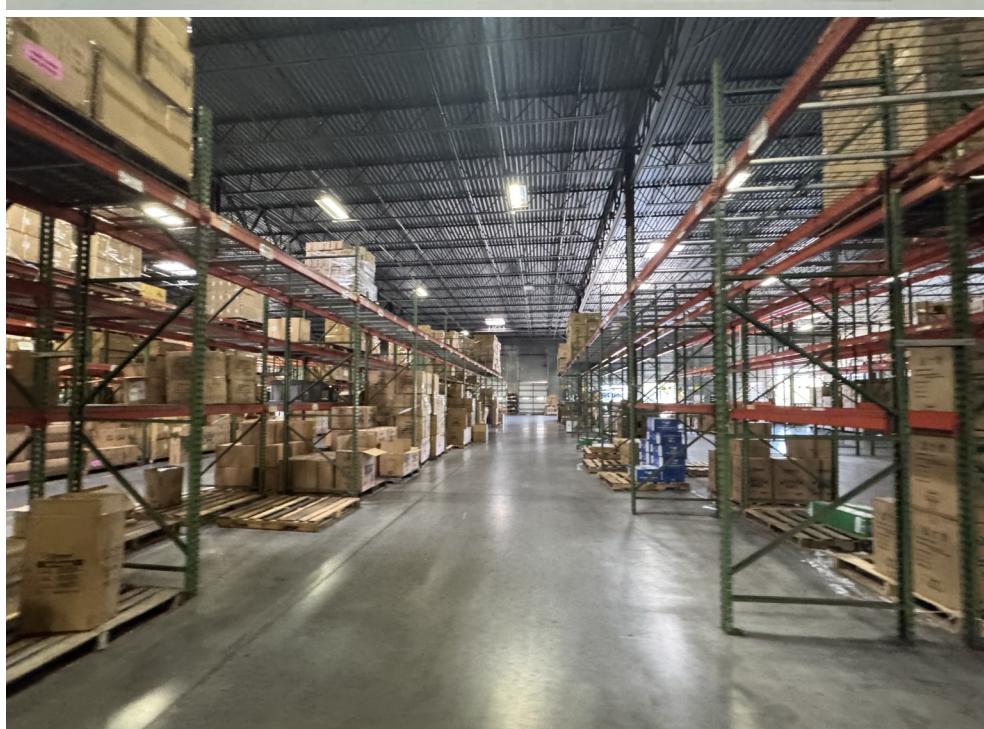
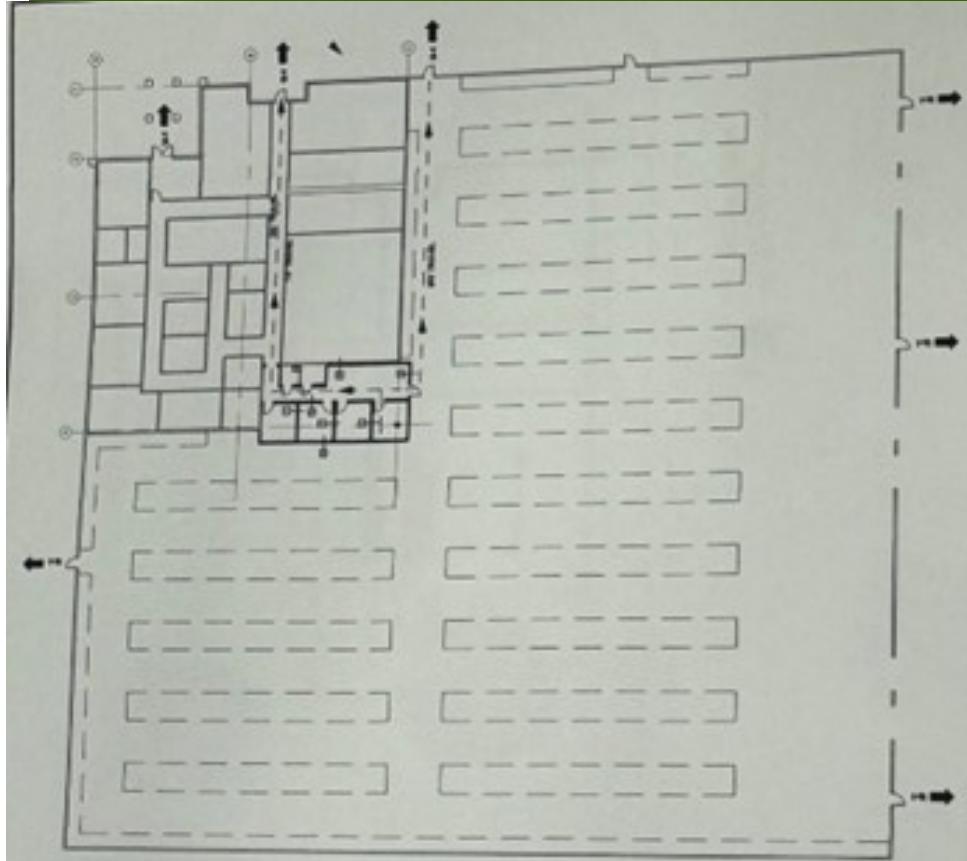
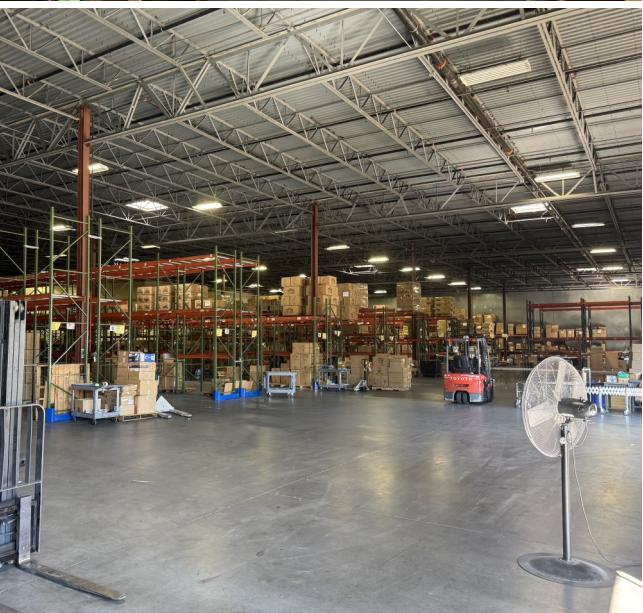
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**McNulty Group  
Incorporated**

# FOR SALE

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