



For Sale

4531 36th Street

Orlando, FL 32811

12,400 SF Building Available

 **JLL** SEE A BRIGHTER WAY

Property overview

12,400 SF single tenant flex building located in 33rd street industrial submarket. Building is grade level, rear-load and has approximately 60% office/assembly space and 40% open warehouse.

Property stats

Building SF	12,400 SF
Land	.95 ac
Zoning	IP, City of Orlando
Year built	1990
Parking	25 surface spaces



Property highlights



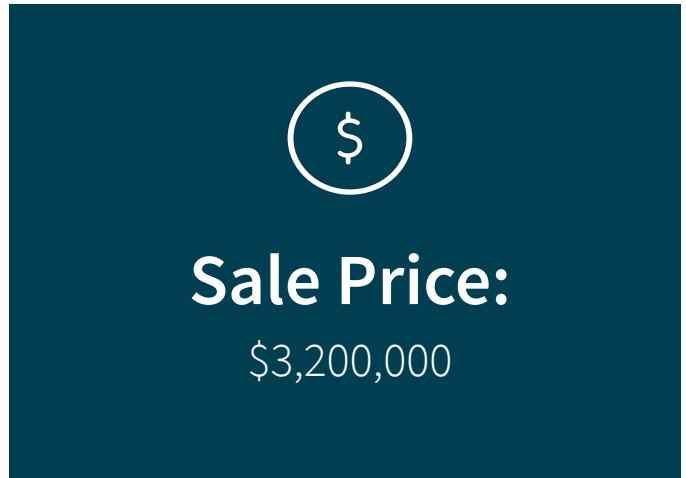
Approx 60% office space



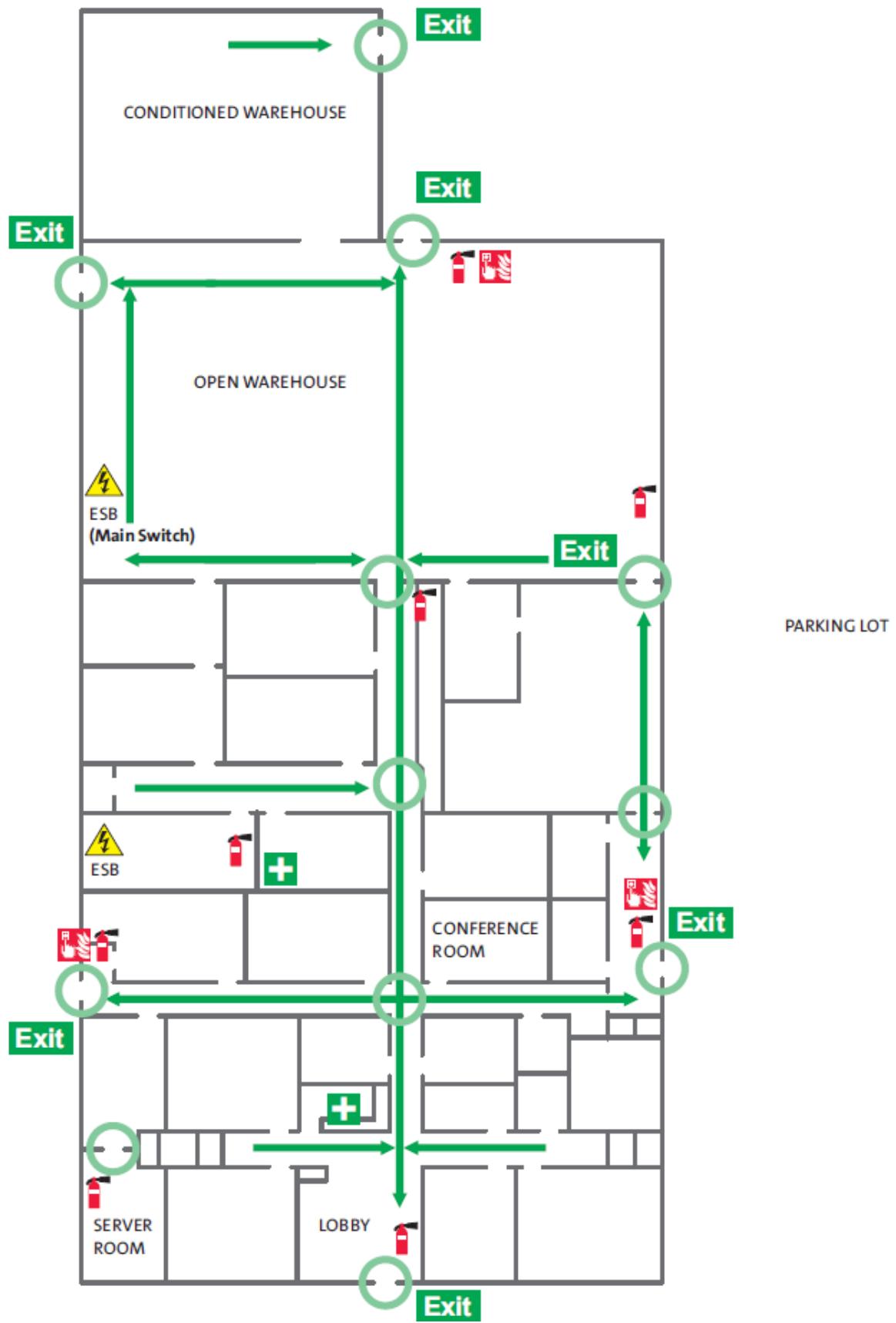
Approx 40% warehouse

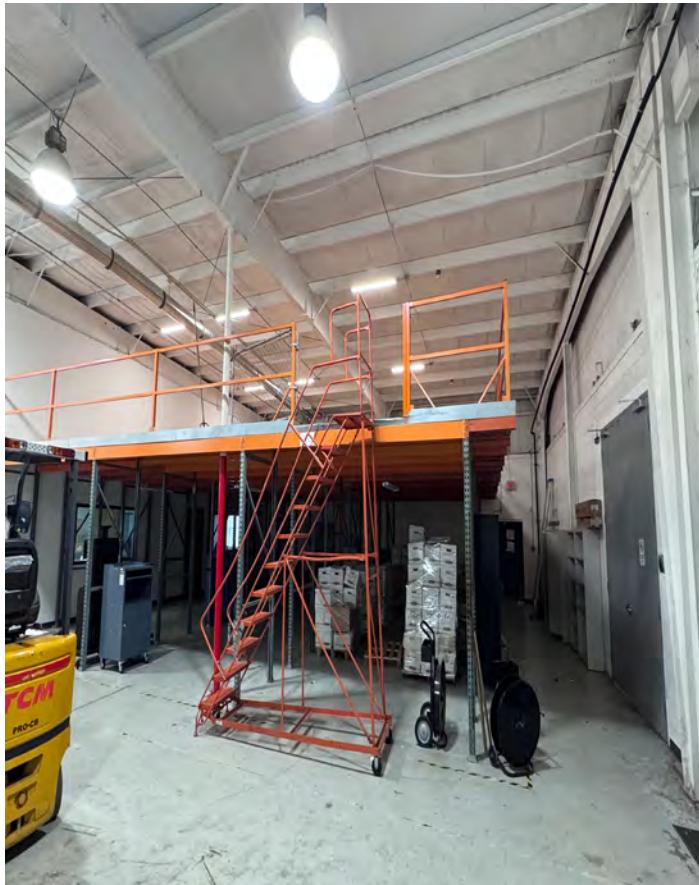


Easy access to I-4



Floorplan





RESTAURANTS

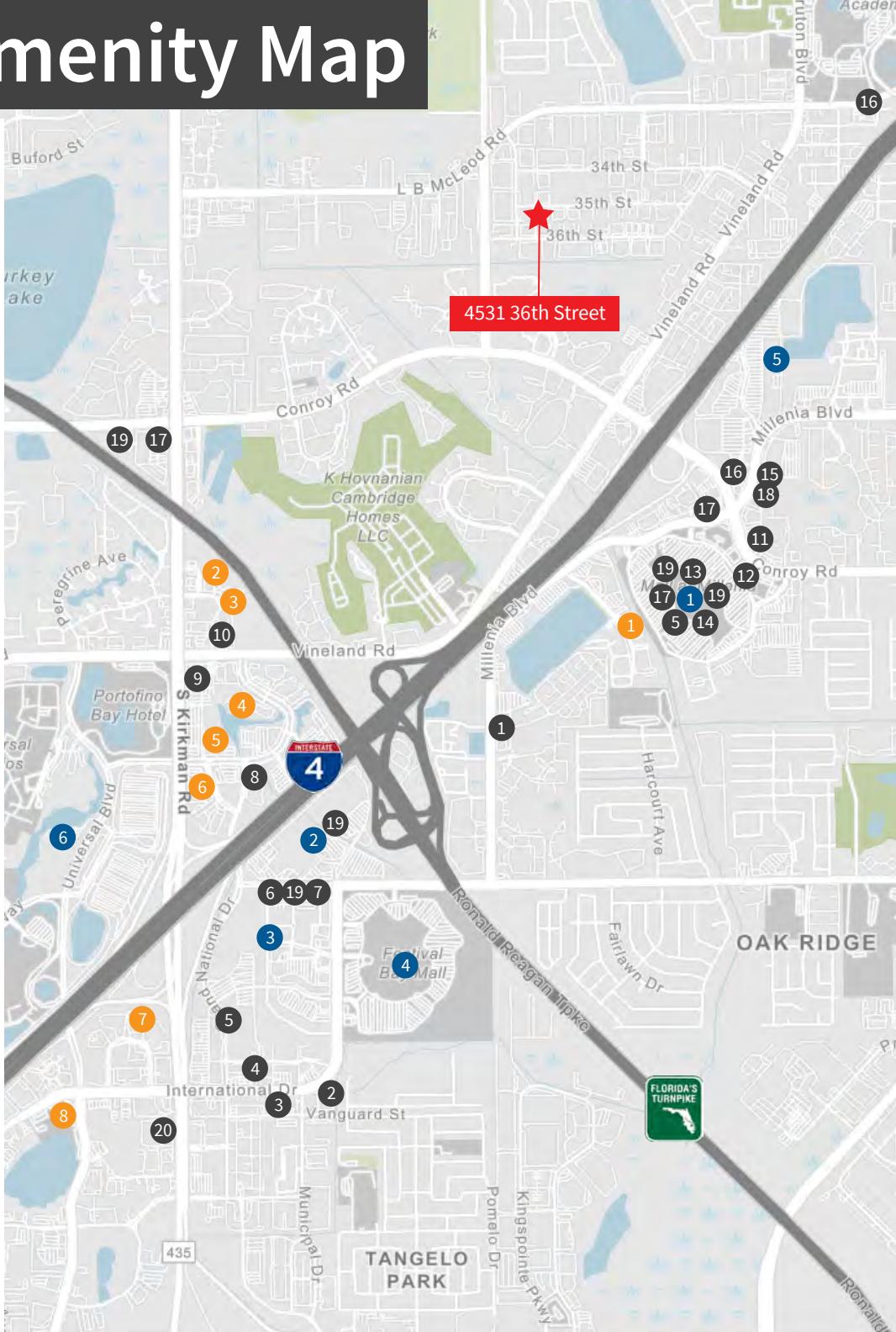
- 1 Pepito's House
- 2 Hash House A Go Go
- 3 Camila's Brazilian Restaurant
- 4 Ichiban Buffet
- 5 Johnny Rockets (2)
- 6 Bahama Breeze
- 7 Longhorn Steakhouse
- 8 Tabla Indian
- 9 Miller's Ale House
- 10 Soupa Saiyan
- 11 Olive Garden Italian
- 12 Shake Shack
- 13 Earls Kitchen + Bar
- 14 California Pizza Kitchen
- 15 Panda Express
- 16 McDonald's (3)
- 17 Chick-fil-A (3)
- 18 Krispy Kreme
- 19 Starbucks (5)
- 20 Dunkin' (2)

RETAIL

- 1 The Mall at Millenia
- 2 Orlando Premium Outlets
- 3 Orlando Outlet Marketplace
- 4 Deezerland Park Orlando
- 5 Millenia Plaza
- 6 Universal Orlando Resort & City Walk

HOTELS

- 1 SpringHill Suites by Marriott Orlando at Millenia
- 2 Quality Inn & Suites Near the Theme Parks
- 3 Hampton Inn closets to Universal Orlando
- 4 Residence Inn by Marriott Near Universal Orlando
- 5 DoubleTree Hotel - Entrance to Universal Orlando
- 6 Holiday Inn & Suites Across From Universal Orlando
- 7 Hilton Garden Inn Orlando International Drive North
- 8 Universal's Endless Summer Resort - Dockside Inn



Nathan Eissler, CCIM, SIOR

Executive Vice President

nathan.eissler@jll.com

+1 407 342 7494

jll.com

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