

FOR SALE

105,000 SF INDUSTRIAL WAREHOUSE

2700 HAZELHURST AVE

ORLANDO, FLORIDA 32804

DOWNTOWN ORLANDO

ORANGE BLOSSOM TRAIL

20,000-60,000 SF
AVAILABLE TO OCCUPY

LEASED

HANSROB RD

RAIL

HAZELHURST AVE

JOHN YOUNG PKWY



105,000 SF WAREHOUSE
+/- 8,000 SF OFFICE



10 DOCK HIGH DOORS
2 DRIVE-IN RAMP DOOR



NEW TPO ROOF (2021)
2025 MAKE READY COMPLETE



FENCED AND SECURED
TRUCK COURT



1000-AMPS, 480-VOLTS
3-PHASE POWER

LEASING CONTACTS

BOBBY ISOLA, SIOR, CCIM
(M) 407-930-1804
BOBBY.ISOLA@JLL.COM

KRISTIN GRIFFIN
(M) 407-739-8285
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MATTHEW HALPIN
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 **Stonelake**
CAPITAL PARTNERS

 **JLL**

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PROPERTY INFORMATION

- 105,000 SF WAREHOUSE FOR SALE
- +/- 8,000 SF TOTAL OFFICE
- FIVE (5) SUITES
- 20' CLEAR HEIGHT
- 2025 MAKE READY COMPLETE
- TPO ROOF (*UNDER WARRANTY THROUGH 2041*)
- TEN (10) RECESSED DOCK HIGH DOORS
- TWO (2) DRIVE-IN RAMP DOOR
- FOUR (4) RAIL DOORS
- 1000 AMPs, 480v, 3-PHASE POWER
- 275' WAREHOUSE DEPTH
- 110' SECURED TRUCK COURT
- SILVER STAR SUBMARKET
- 4.0 MILES TO DOWNTOWN ORLANDO (10 MIN)

MANAGED BY:



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FOR SALE

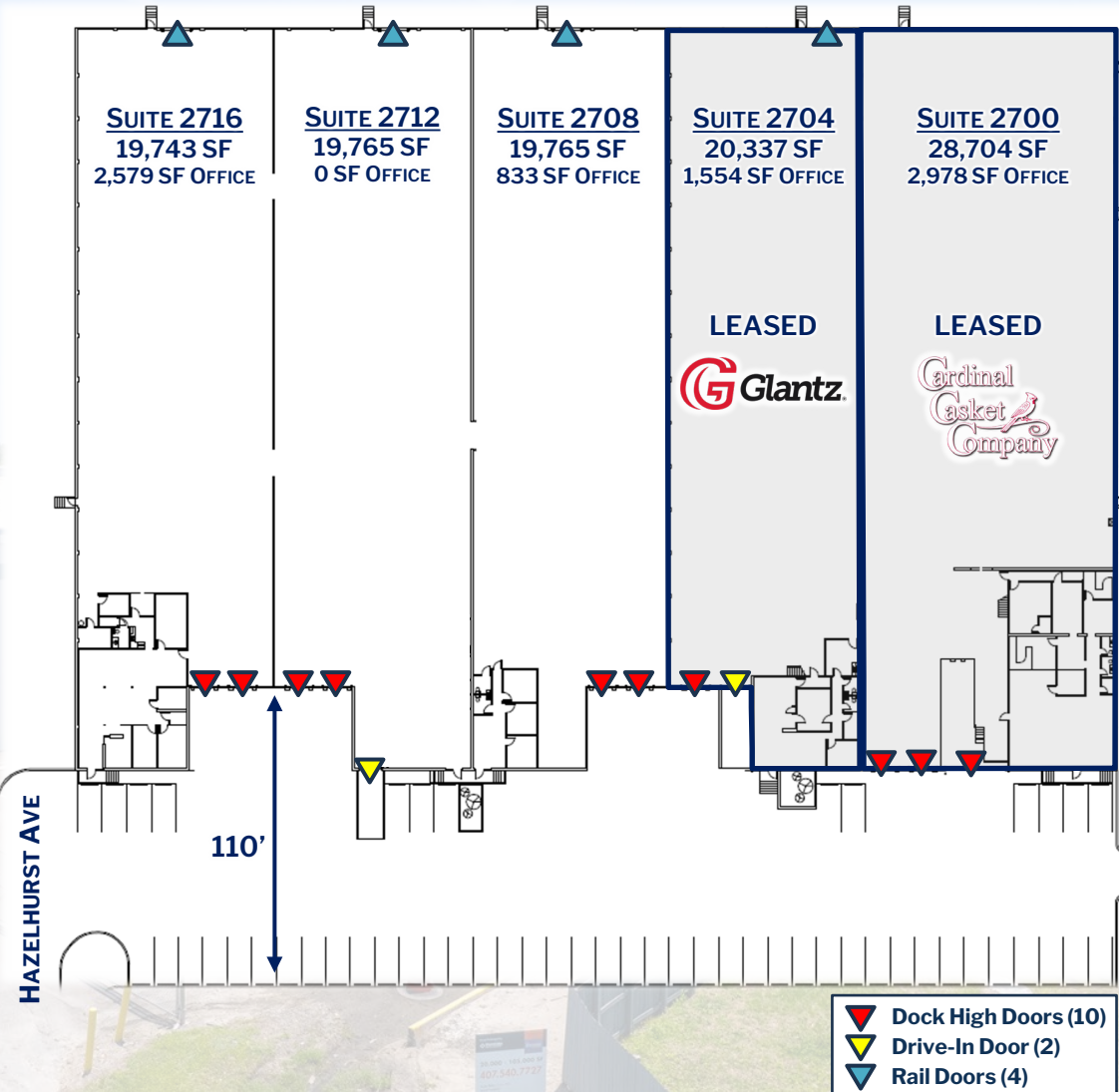
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COMPLETED WORK (FULL WHITEBOX)

- 105,000 SF WAREHOUSE FOR SALE
- +/- 8,000 SF TOTAL OFFICE SPACE
- LED LIGHTING (OFFICE)
- LED LIGHTING (WAREHOUSE)
- WHITEBOXED WAREHOUSE
- NEW CARPET THROUGHOUT OFFICE
- NEW FIXTURES THROUGHOUT OFFICE
- TEN (10) RECESSED DOCK DOORS
- TWO (2) DRIVE-IN RAMP DOOR
- FOUR (4) RAIL LOADING DOORS



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OFFICE - INFORMATION

- 8,000 SF OFFICE SPACE (4 OFFICES)
- 2025 MAKE-READY COMPLETED
- FIFTEEN (15) PRIVATE OFFICES
- SEVEN (7) OFFICE RESTROOMS
- AMPLE OPEN SPACE
- NEW LED LIGHTING
- NEW OFFICE PAINT
- NEW OFFICE CARPET
- NEW DOORS AND FIXTURES
- ABILITY TO ADD/REMOVE OFFICE



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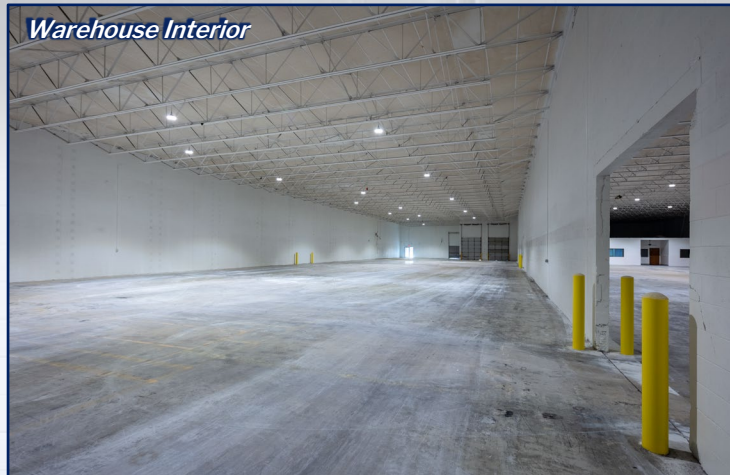
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IN-PLACE LEASE INFORMATION

Alday Casket Company Inc. Suite 2700 25,704-sf		
From	To	Monthly Base Rent
Today	11/30/2026	\$25,368.82
12/1/2026	11/30/2027	\$26,383.57
12/1/2027	11/30/2028	\$27,438.92
12/1/2028	12/31/2028	\$28,536.47
-	-	-
-	-	-

N. Glantz & Son Suite 2704 20,337-sf		
From	To	Monthly Base Rent
Today	7/31/2027	\$18,506.67
8/1/2027	7/31/2028	\$19,246.94
8/1/2028	7/31/2029	\$20,016.81
8/1/2029	7/31/2030	\$20,817.49
8/1/2030	7/31/2031	\$21,650.19
8/1/2031	9/30/2031	\$22,516.19

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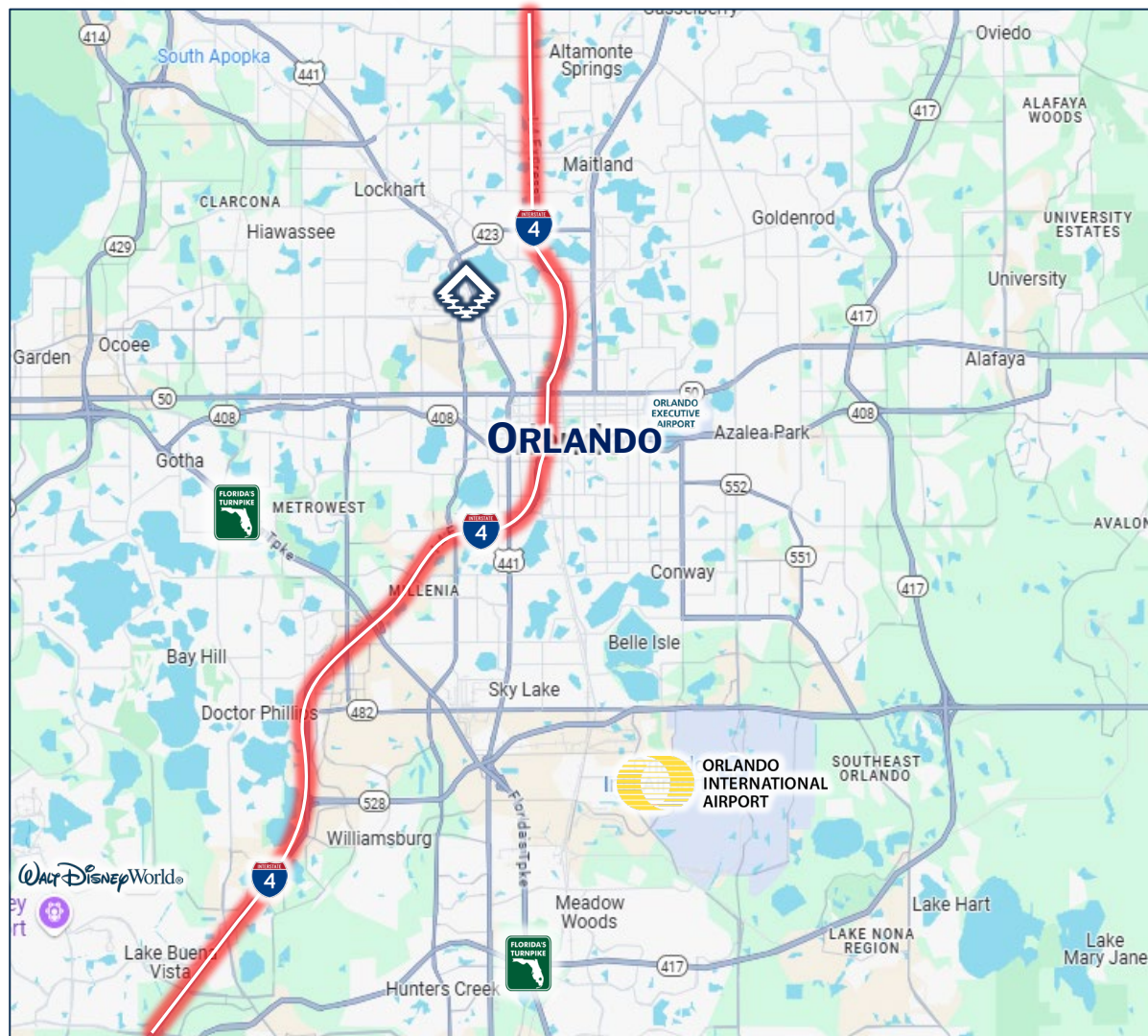
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ORLANDO, FLORIDA
SILVER STAR
SUBMARKET

