



WAREHOUSE  
CURRENT USE: PAINT & BODY

**FOR LEASE  
or SALE**

## JYP INDUSTRIAL WAREHOUSE / PAINT & BODY SHOP

4429 N JOHN YOUNG PARKWAY, ORLANDO, FL 32804



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## Complete Highlights - AVAILABLE JUNE 2026



### LEASE INFORMATION

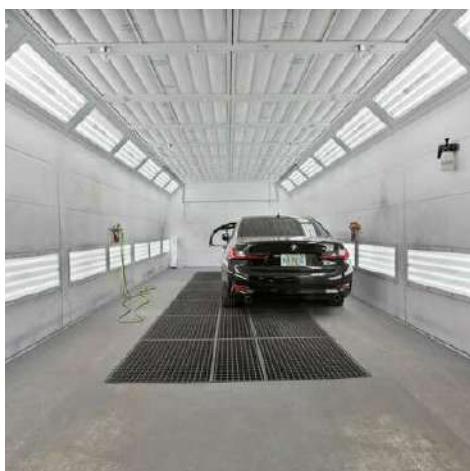
Building	±16,132 RSF
Lease Rate:	\$21.00
Lease Type:	NNN
TI Allowance:	Negotiable
Sale Price:	Market Conditions

### PROPERTY HIGHLIGHTS:

- 1.71 acres. Zoning: C-2 Unincorporated Orange County
- Exterior: Tilt-wall concrete
- Footprint: 73' x 21'
- Year Built: 2008, CADs available
- Roof: 20' clear. Standing seam/single slope.
- Parking: 13 guest spaces; 60+ parking spaces in the rear
- Shop Area: 24 interior auto bays, plus an additional covered 2-stall detail bay
- Office Area: 2,128 SF (six private offices, three bathrooms, customer lobby, breakroom, locker room)
- Two Downdraft Garmat-USA spray booths (2019 install) & Mix Control Room
- Power: 800A/3PH/208V/4 panels
- Fire: Sprinklered Class II and III - GPM 1750/2-hour duration, two on-site fire hydrants
- HVAC: Six (6) 8.5-ton rooftop units with 14" insulated curbs
- Two motorized grade-level doors (16'W x 12'H)
- ADD'L HIGHLIGHTS:
  - John Young Parkway frontage/access
  - Orange Blossom Trail access via private easement
  - Two access points to the building
  - Fully air-conditioned building
  - Column-free
  - Fully paved property
  - Electric gate fence opening
  - Two LP gas tanks. Two air compressors (enclosed).
  - Storm traps with off-site retention. OUC water and sewer



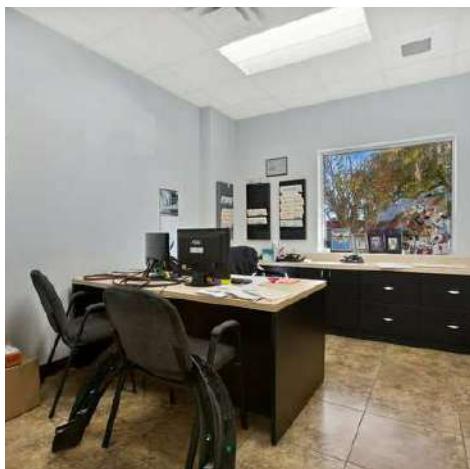
## Photos



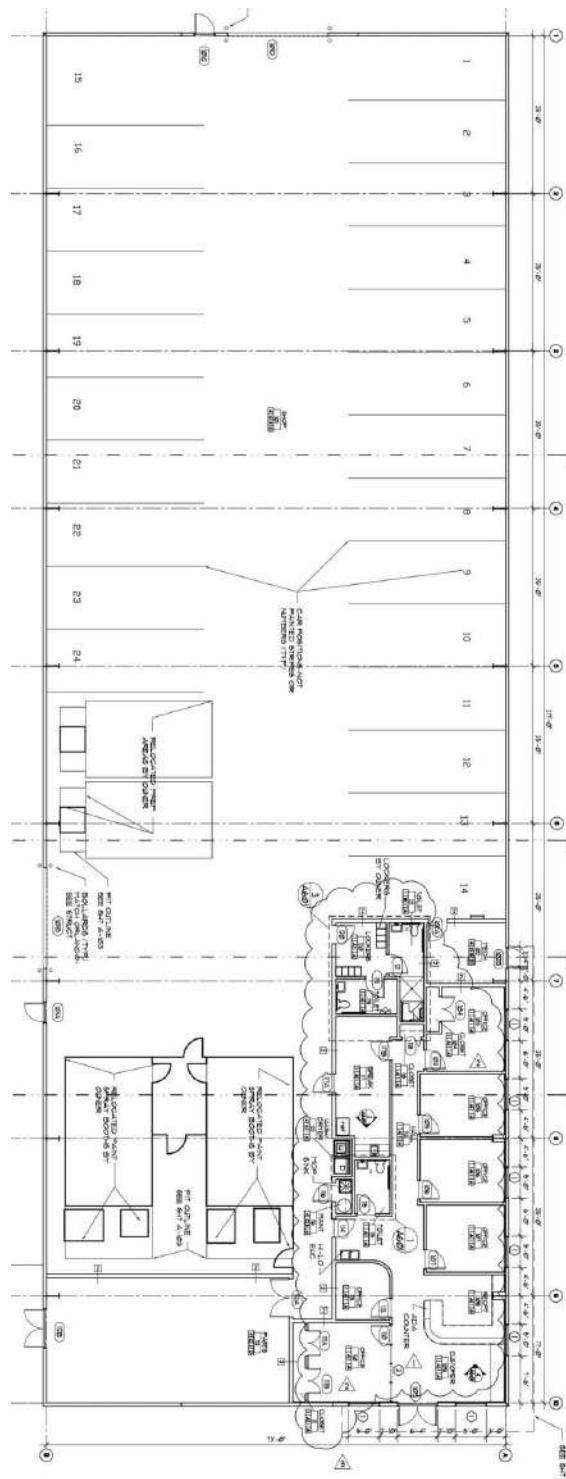
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**Additional Photos**



## Space Plan



## Location Map

