



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 |

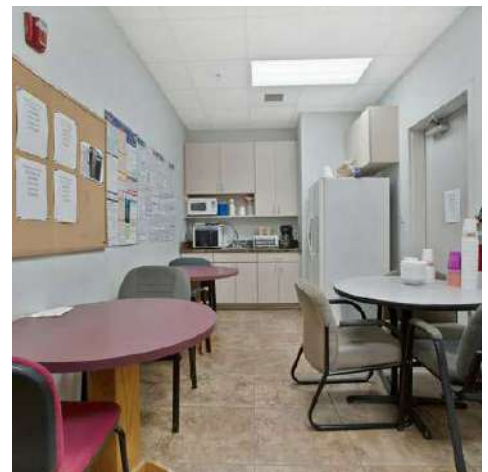
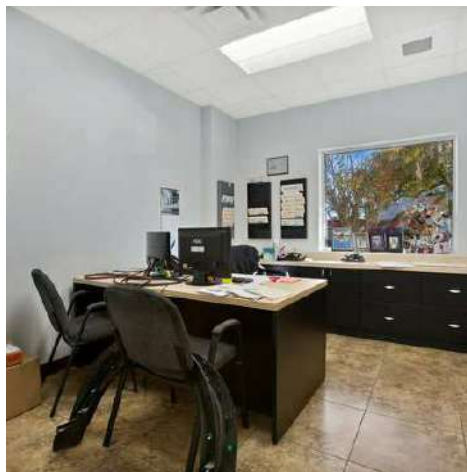
PROPERTY HIGHLIGHTS:

- 1.71 acres. Zoning: C-2 Unincorporated Orange County
- Exterior: Tilt-wall concrete
- Footprint: 73' x 217'
- 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 Garment-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



Additional Photos



This is a detailed architectural floor plan of a building, likely a school or institutional structure. The plan shows a large central hall (1) with a grid of rooms (2-13) and a large auditorium (14) at the bottom. A central corridor (15) runs through the middle. The plan includes numerous labels for rooms, corridors, and other features, as well as a scale bar and a north arrow.

Room Labels and Features:

- Room 1:** Large central hall.
- Room 2:** Room with a large window.
- Room 3:** Room with a large window.
- Room 4:** Room with a large window.
- Room 5:** Room with a large window.
- Room 6:** Room with a large window.
- Room 7:** Room with a large window.
- Room 8:** Room with a large window.
- Room 9:** Room with a large window.
- Room 10:** Room with a large window.
- Room 11:** Room with a large window.
- Room 12:** Room with a large window.
- Room 13:** Room with a large window.
- Room 14:** Large auditorium with a stage and seating.
- Room 15:** Central corridor.
- Room 16:** Room with a large window.
- Room 17:** Room with a large window.
- Room 18:** Room with a large window.
- Room 19:** Room with a large window.
- Room 20:** Room with a large window.
- Room 21:** Room with a large window.
- Room 22:** Room with a large window.
- Room 23:** Room with a large window.
- Room 24:** Room with a large window.
- Room 25:** Room with a large window.
- Room 26:** Room with a large window.
- Room 27:** Room with a large window.
- Room 28:** Room with a large window.
- Room 29:** Room with a large window.
- Room 30:** Room with a large window.
- Room 31:** Room with a large window.
- Room 32:** Room with a large window.
- Room 33:** Room with a large window.
- Room 34:** Room with a large window.
- Room 35:** Room with a large window.
- Room 36:** Room with a large window.
- Room 37:** Room with a large window.
- Room 38:** Room with a large window.
- Room 39:** Room with a large window.
- Room 40:** Room with a large window.
- Room 41:** Room with a large window.
- Room 42:** Room with a large window.
- Room 43:** Room with a large window.
- Room 44:** Room with a large window.
- Room 45:** Room with a large window.
- Room 46:** Room with a large window.
- Room 47:** Room with a large window.
- Room 48:** Room with a large window.
- Room 49:** Room with a large window.
- Room 50:** Room with a large window.
- Room 51:** Room with a large window.
- Room 52:** Room with a large window.
- Room 53:** Room with a large window.
- Room 54:** Room with a large window.
- Room 55:** Room with a large window.
- Room 56:** Room with a large window.
- Room 57:** Room with a large window.
- Room 58:** Room with a large window.
- Room 59:** Room with a large window.
- Room 60:** Room with a large window.
- Room 61:** Room with a large window.
- Room 62:** Room with a large window.
- Room 63:** Room with a large window.
- Room 64:** Room with a large window.
- Room 65:** Room with a large window.
- Room 66:** Room with a large window.
- Room 67:** Room with a large window.
- Room 68:** Room with a large window.
- Room 69:** Room with a large window.
- Room 70:** Room with a large window.
- Room 71:** Room with a large window.
- Room 72:** Room with a large window.
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- Room 76:** Room with a large window.
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- Room 79:** Room with a large window.
- Room 80:** Room with a large window.
- Room 81:** Room with a large window.
- Room 82:** Room with a large window.
- Room 83:** Room with a large window.
- Room 84:** Room with a large window.
- Room 85:** Room with a large window.
- Room 86:** Room with a large window.
- Room 87:** Room with a large window.
- Room 88:** Room with a large window.
- Room 89:** Room with a large window.
- Room 90:** Room with a large window.
- Room 91:** Room with a large window.
- Room 92:** Room with a large window.
- Room 93:** Room with a large window.
- Room 94:** Room with a large window.
- Room 95:** Room with a large window.
- Room 96:** Room with a large window.
- Room 97:** Room with a large window.
- Room 98:** Room with a large window.
- Room 99:** Room with a large window.
- Room 100:** Room with a large window.

Other Labels:

- ENTRANCE:** Main entrance to the building.
- EXIT:** Exit points from the building.
- STAIRS:** Staircases for vertical circulation.
- ELEVATOR:** Elevator shaft and landing.
- RESTROOM:** Restroom facilities.
- LOCKER:** Locker rooms for students.
- GYMNASIUM:** Gymnasium for physical education.
- AUDITORIUM:** Large hall for performances and assemblies.
- CAFETERIA:** Dining area for students and staff.
- LIBRARY:** Library for books and study.
- OFFICE:** Office spaces for administrative staff.
- TEACHERS' ROOM:** Room for teachers.
- STUDENT COUNCIL:** Room for the student council.
- ART ROOM:** Room for art classes.
- MUSIC ROOM:** Room for music classes.
- SCIENCE ROOM:** Room for science classes.
- HISTORY ROOM:** Room for history classes.
- LANGUAGE ROOM:** Room for language classes.
- COMPUTER LAB:** Computer laboratory.
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Scale and Orientation:

- Scale:** 1" = 10' (1 inch equals 10 feet).
- North Arrow:** Points towards the top of the page.

Location Map

