

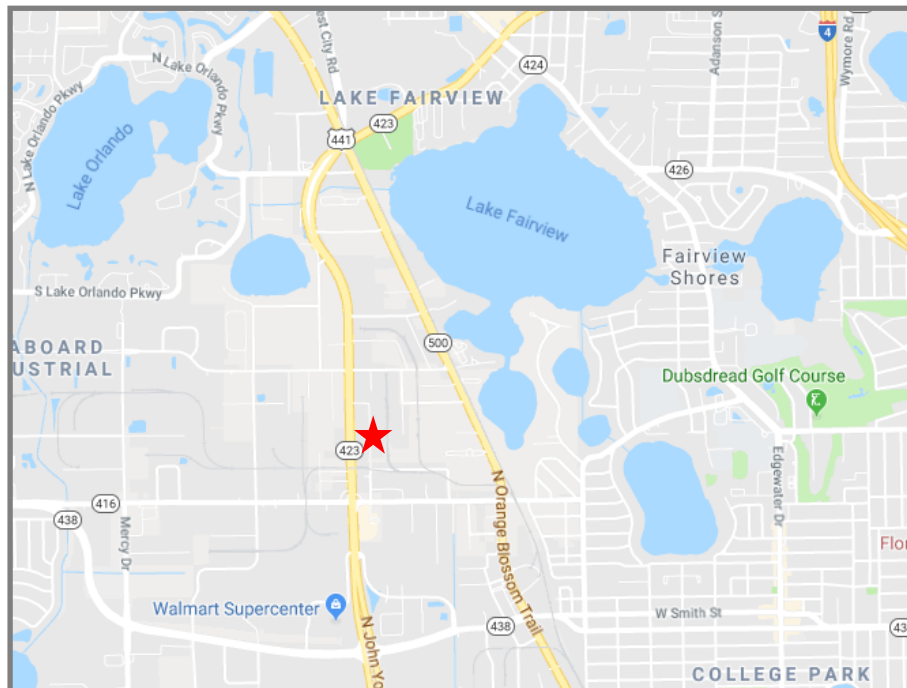
**For Sale \$3,600,000**



3065 Pennington Dr. Orlando, FL 32804

**Property Details:**

- ◆ 40,300 SF Warehouse including 6,600 SF of Office
- ◆ 3.96 AC
- ◆ 3 Phase Power
- ◆ Zoned Ind-G/W City of Orlando
- ◆ City Sewer/Water just recently connected
- ◆ 16' Clear Height
- ◆ 7 Dock High Doors 12'x12' and 1 Ramp Door 11'x12'



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**3101 Pennington Dr. Unit 1: \$1,000,000**

- ◆ 10,000 SF Warehouse
- ◆ 1,527 SF of Office
- ◆ Currently Leased with by Sherwin Williams, tenant has been in the building for over 30 years
- ◆ 3 Phase Power
- ◆ 16' Clear Height
- ◆ 3 Dock High Doors 12'x12'



**3065 Pennington Dr. Unit 2: \$1,800,000**

- ◆ 20,600 SF Warehouse
- ◆ 4,000 SF of Office
- ◆ 3 Phase Power
- ◆ 14'-16' Clear Height
- ◆ 2 Dock High Doors 12'x12' and 1 Ramp Door 11'x12'



**3055 Pennington Dr. Unit 3: \$1,000,000**

- ◆ 9,700 SF Warehouse
- ◆ 1,077 SF of Office
- ◆ 3 Phase Power
- ◆ 15' Clear Height
- ◆ 2 Dock High Doors 12'x12'



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