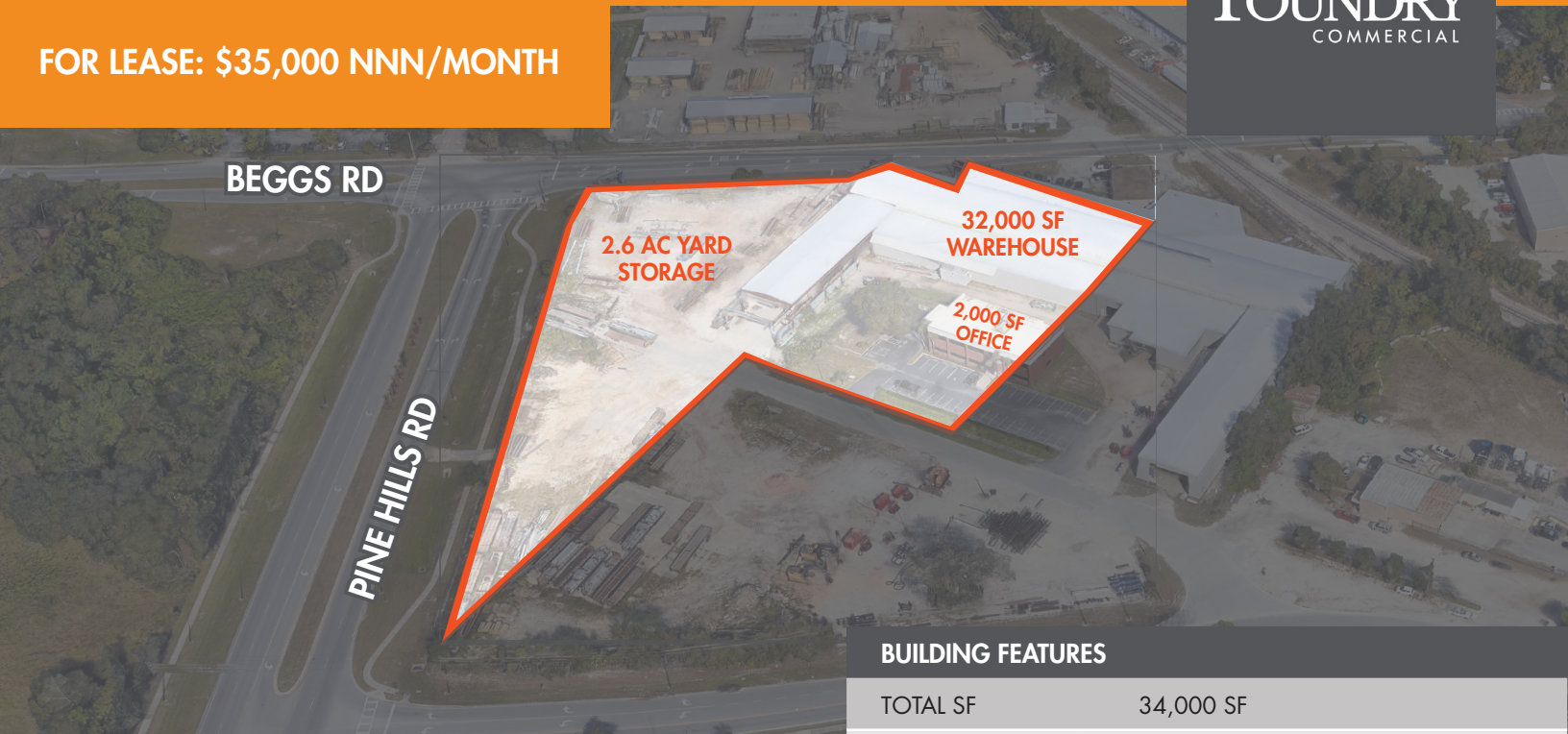


INDUSTRIAL OUTDOOR STORAGE & BUILDING

7351 OVERLAND RD, ORLANDO, FL
BUILDING FOR LEASE

FOUNDRY
COMMERCIAL

FOR LEASE: \$35,000 NNN/MONTH



BUILDING FEATURES

TOTAL SF	34,000 SF
WAREHOUSE/ CANOPY	32,000 SF
OFFICE	2,000 SF
ZONING	I-4 Heavy Industrial - CLICK HERE
YEAR RENOVATED	2018
LIGHTING	LED warehouse lights
OUTDOOR STORAGE	2.6 AC
POWER	3 Phase 400 Amps w/ more available 277/480 Electrical
CLEAR HEIGHT	25' - Middle of building 16'3" - Building wings 20'9" - Building extension
CRANES (4 TOTAL)	2 - 10 ton capacity
ROLL-UP DOORS	4 Electric oversized, grade roll-up doors

I-4 HEAVY INDUSTRIAL WITH OUTSIDE STORAGE

34,000 SF of industrial building fronting Overland Road, Beggs and Pine Hills Rd with 2.6 ac of stabilized yard and 2,000 SF of office featuring 11 office suites and conference room.

The I-4 Heavy Industrial zoning permits outside storage in the fenced yard with numerous fence gates for easy access to several regional roads. A flexible truck court exists for handling trucks and trailers.

ADDITIONAL PROPERTY FEATURES

- New metal roof & siding
- 5 curb cuts
- Overhead cranes throughout entire facility
- New exhaust fans in warehouse
- 6" slab
- No sprinkler
- Septic only, no sewer

FOR MORE INFORMATION, PLEASE CONTACT:

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PHOTOS



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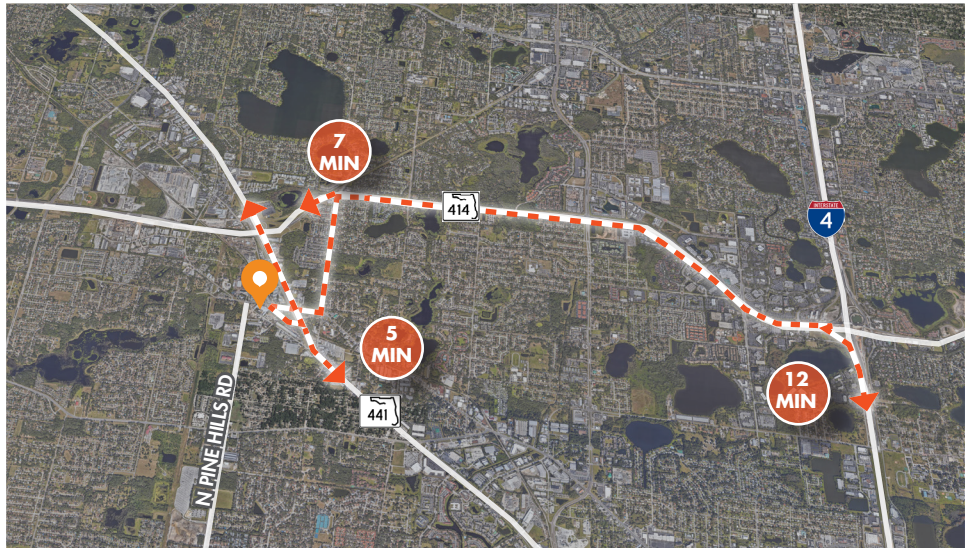
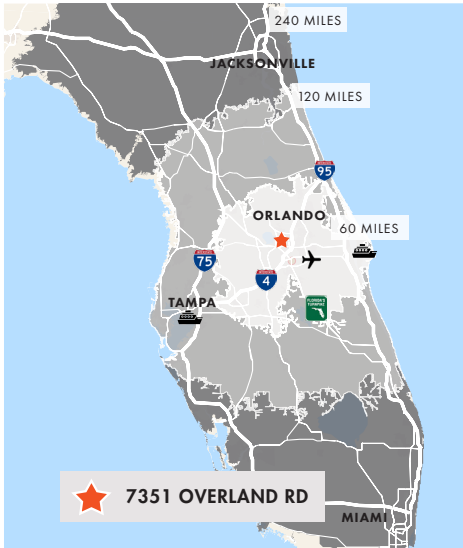
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PROPERTY LOCATION



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