



INDUSTRIAL SPACE | 104,641 SF



For Sale

Regency Industrial Park
10407 Rocket Boulevard
Orlando, FL 32824

Scott Edwards

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STREAM

Property Overview

BUILDING SPECS:

Site:	4.66 AC
Building Size:	104,641 SF
Occupied:	100%
Drive-In:	6 (Oversized Width 20'+)
Dock High:	8
Power:	3-Phase 3,800 AMP+ 240/480V
Fire Suppression:	Wet (.3 GPM/2000 SF)
Ceiling Ht:	16'-18' Clear
Zoning:	IND-4 / Manufacturing
Gas:	Natural Gas to Site
Air Compressor Lines:	Throughout space
Ceiling:	Insulated Ceiling
Frontage:	2,206.51' on Rocket Blvd & Fl. Turnpike





Property Overview

Tenant A:	Janus International
Total Space:	42,234/RSF
Warehouse:	34,993/SF
Office:	5,462/SF (Ground Floor)
Office:	1,779/SF (Second Floor)
Dock High:	3
Drive-In:	2
Term:	Long standing tenant in building for over 38+ years
Lease details upon request with signed CA	

Tenant B:	Furniture Liquidators
Total Space:	60,904/RSF
Warehouse:	53,700/SF
Office:	5,437/SF (Ground Floor)
Office:	914/SF (Second Floor)
Covered Storage:	853/SF
Dock High:	5
Drive-In:	4
*** Owner-User / Sale Leaseback. Willing to sign a short-term leaseback, or willing to vacate for a possible new owner-user scenario. Leaseback terms pending deal economics of sale	

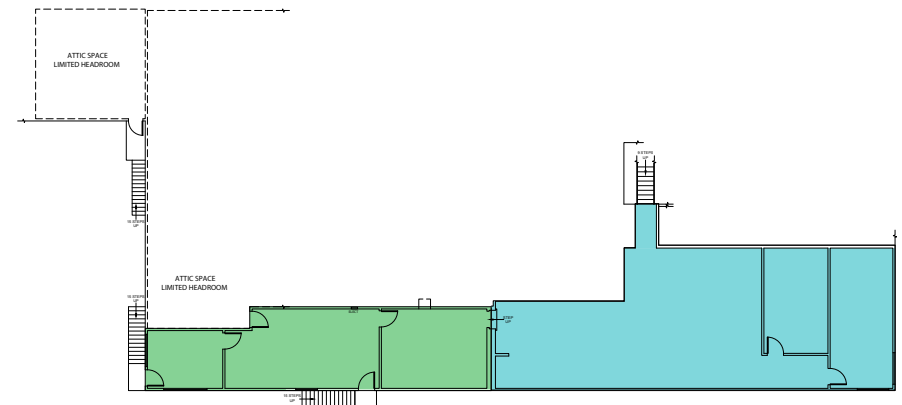
Floor Plan

FIRST FLOOR



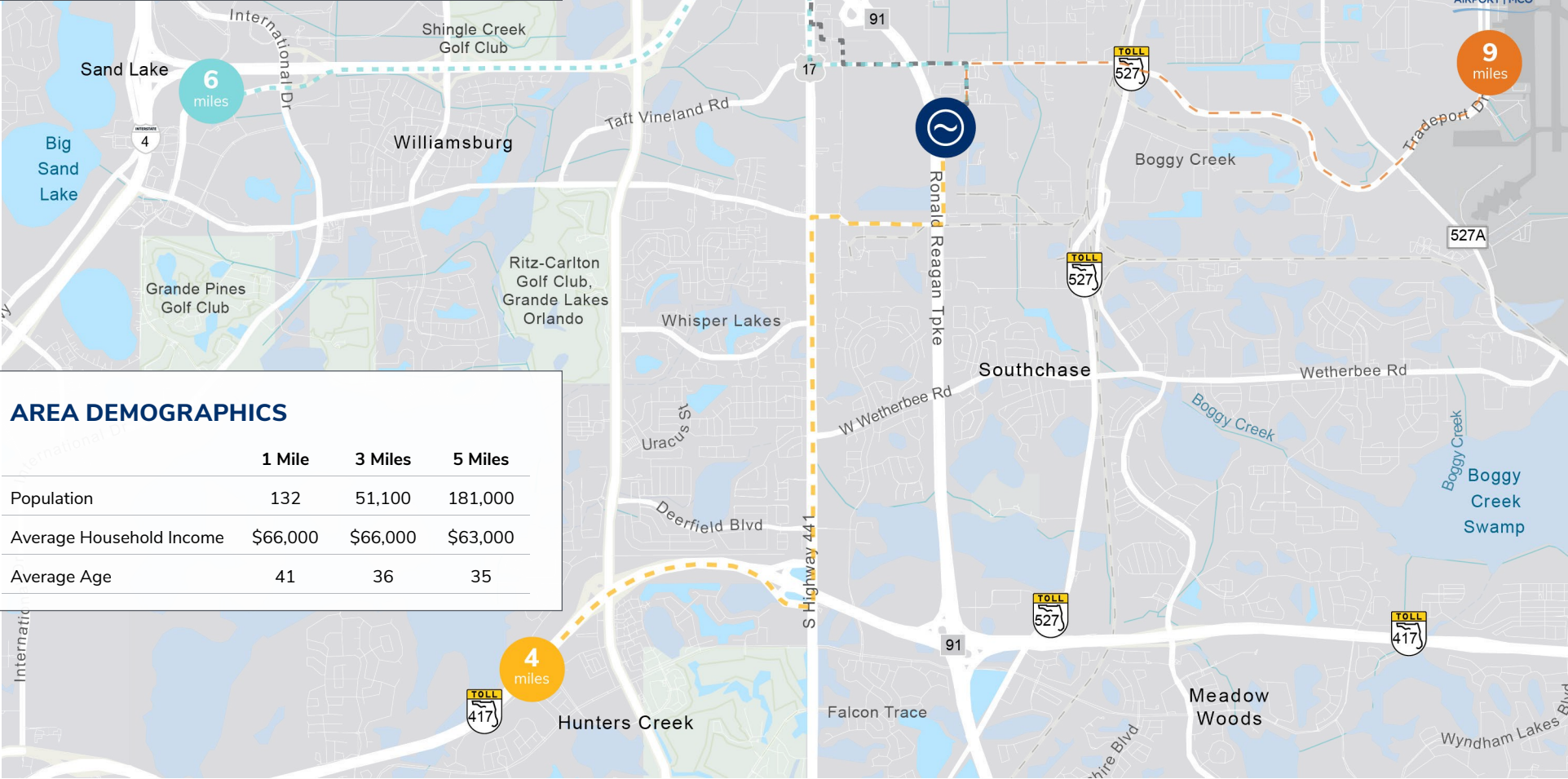
SECOND FLOOR

- 60,051 SF | OWNER OCCUPIED
- 42,234 SF | JANUS INTERNATIONAL



Location Overview

Located in the heart of South Orlando's 450 Acre, Regency Industrial Park - host to the most dynamic industrial workforce in all of Central Florida, which has long been considered the most in-demand industrial submarket in all of the Orlando MSA. The Property is just minutes away from FL-528 (Beachline Expressway), Interstate-4 (I-4), Florida's Turnpike, and FL-417.



AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	132	51,100	181,000
Average Household Income	\$66,000	\$66,000	\$63,000
Average Age	41	36	35

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Let's Connect

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