



COOLIDGE POINT

2539
COOLIDGE AVE



COOLIDGE AVE

SMALL BAY 3,100 SF INDUSTRIAL SPACE
Divisible From 794 RSF to 2,312 RSF
In The Heart Of The Packing District



2539 COOLIDGE AVE ORLANDO, FL 32804



PROPERTY DETAILS

Lease Rate:	\$22.50 PSF
Location:	2539 Coolidge Ave Orlando, FL 32804
Building Size	±11,731 SF
Available Space:	2539 ±3,100 RSF Suite A: 2,312 RSF Suite B: 794 RSF
Parcel ID:	15-22-29-0000-00-008
Zoning:	ORL-I-P/AN
Year Built:	1951
Parking:	1.73/1000 SF
Signage:	Building

OVERVIEW

Located in the heart of Orlando's College Park/ The Packing District, 2539 Coolidge Ave offers a versatile suite for lease, ideal for a variety of business needs. The 3,100 SF space is a flex space, offering an adaptable layout suitable for office, warehouse, or creative workspace needs. Both suites feature convenient access to major roadways such as Orange Blossom Trail, John Young Parkway and a short distance to both I-4 and the 408. The property offers ample parking, and a prime location in a thriving business district. Don't miss this opportunity to position your business in a dynamic, high-demand area of Orlando.



TREY DYER
TREY@4ACRE.COM
407.797.7767



NICK FOURAKER, CCIM
nick@4acre.com
407.601.1466

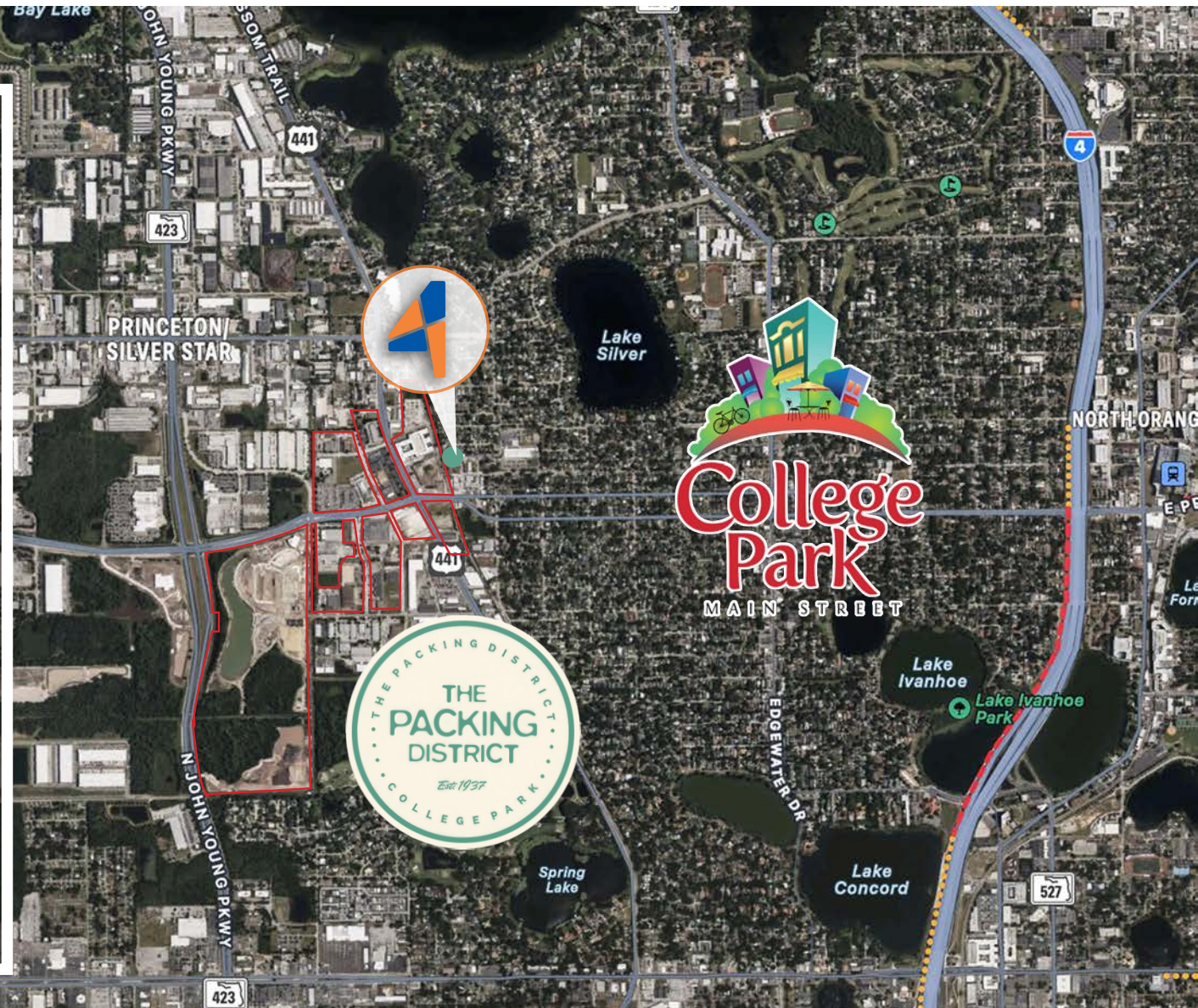
LOCATION

COOLIDGE
POINT

The Packing District

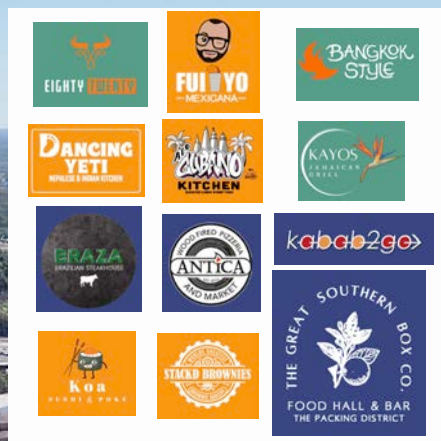
A culmination of efforts stretching back almost 100 years. This place began with a man, Dr. Phillips, who sought to give citrus to the world while using his profits to give back to his community. Over the years, the business and his impact on the community grew. Then, with the passing of the family and the selling of the citrus business, the profits were entrusted to Dr. Phillips, Inc. - an organization created to carry out the charitable legacy of Dr. Phillips. Since 1953, the organization has been giving back and has gained the respect of the community to do the right thing.

- 202 acres of land in the City of Orlando
- 97 acres of land currently industrial/commercial to be converted to mixed-use and residential
- 105 acres of dedicated regional park, including 40-acre urban farm
- 3,500 units of projected residential, >1 million square feet of projected retail and office space
- Annexed into the City of Orlando in 1996 with PD



PACKING DISTRICT POINTS OF INTEREST

COOLIDGE
POINT



4 ACRE COMMERCIAL | CONTACT TREY DYER AT 407.797.7767



2539 | 3,100 SF TOTAL

COOLIDGE
POINT

SUITE A
OPTION
2,312 RSF

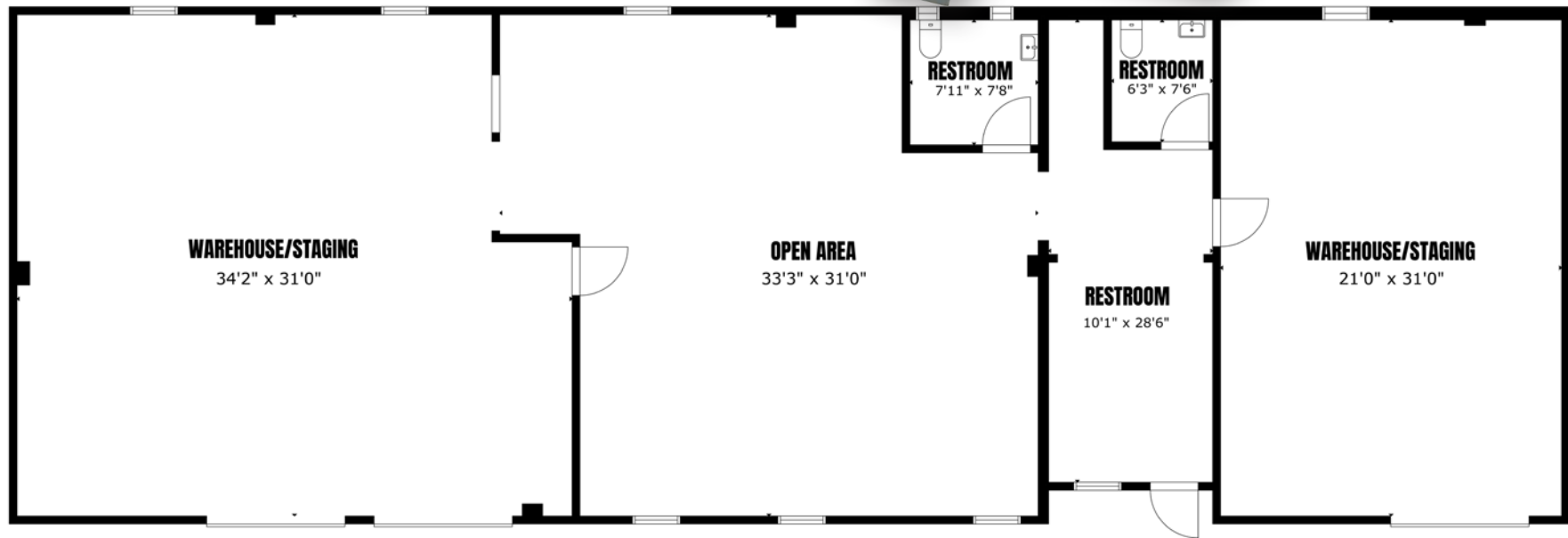
SUITE B
OPTION
794 RSF

4 ACRE COMMERCIAL | CONTACT TREY DYER AT 407.797.7767



OPTION 1 - FULL SUITE | ±3,100 RSF

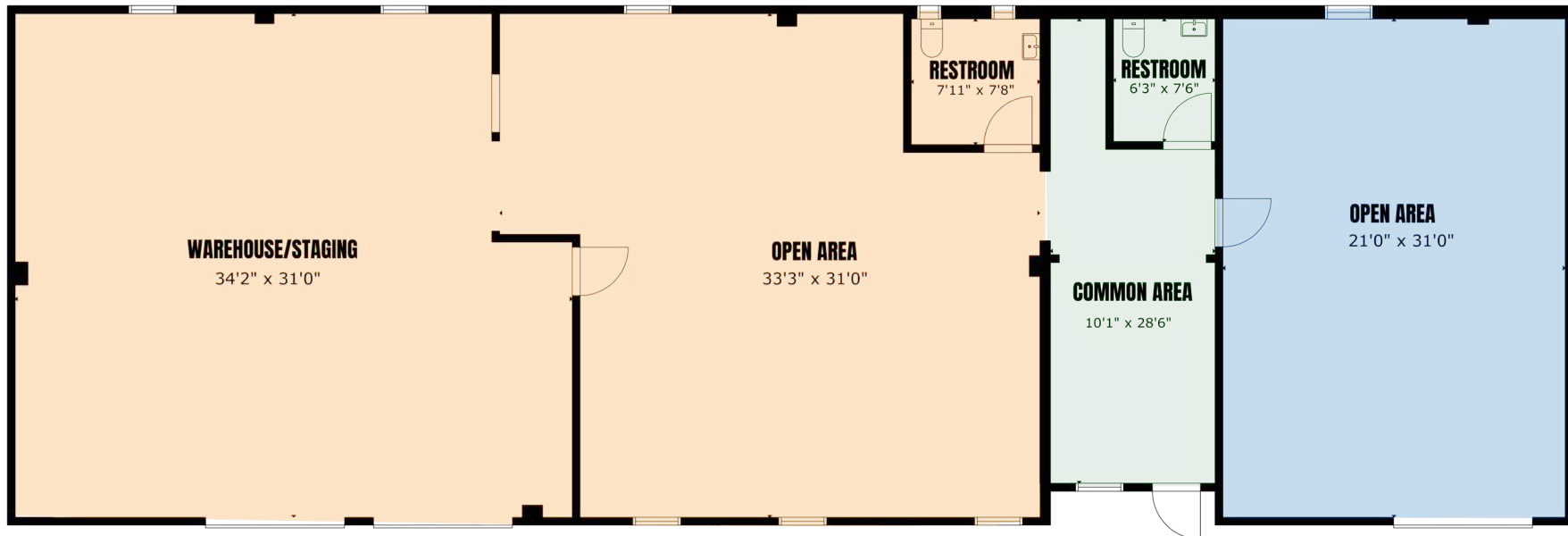
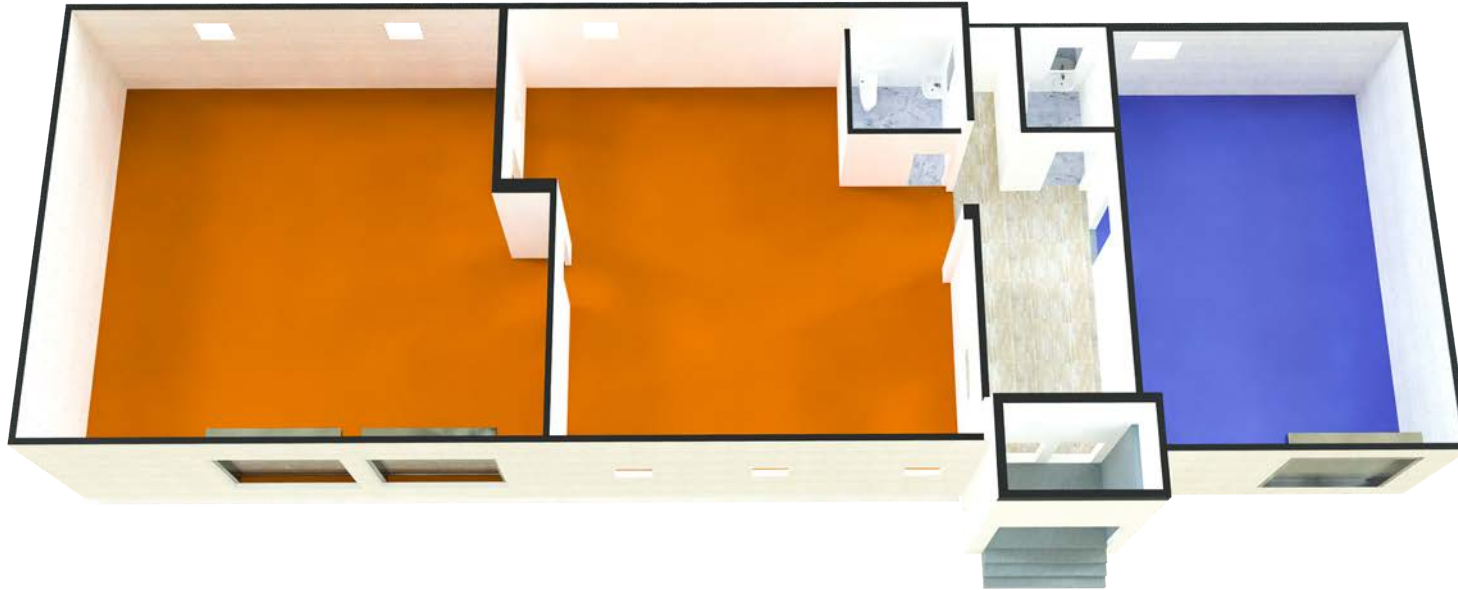
COOLIDGE
POINT

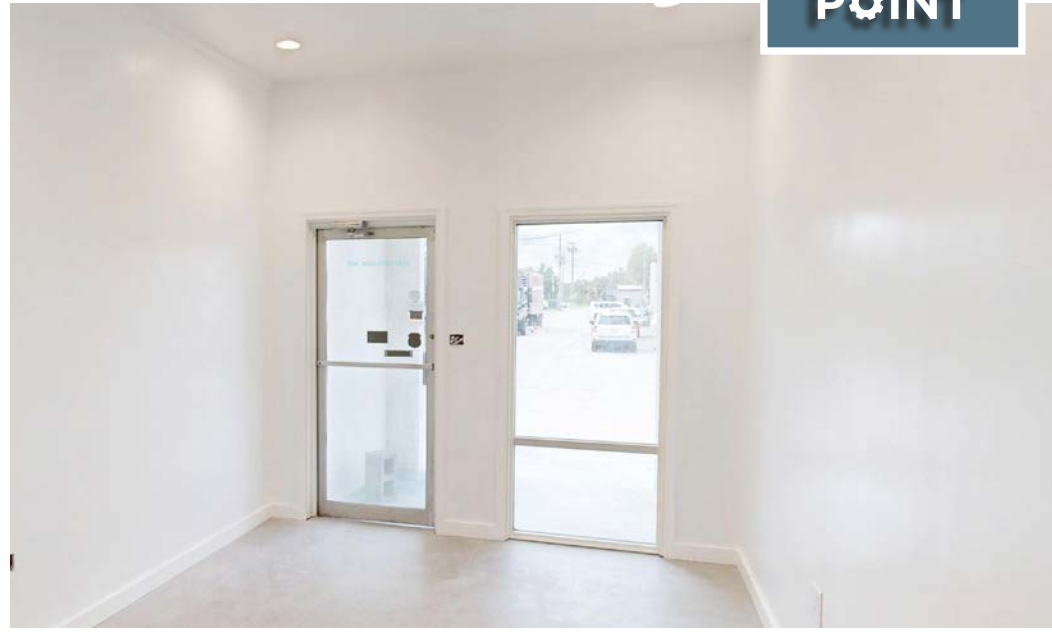


OPTION 2: SUITE A 2,312 RSF

SUITE B 794 RSF

COOLIDGE
POINT





INTERIORS | 2539

COOLIDGE
POINT



4 ACRE COMMERCIAL | CONTACT TREY DYER AT 407.797.7767





TREY DYER
TREY@4ACRE.COM
407.797.7767

NICK FOURAKER, CCIM
NICK@4ACRE.COM
407.601.1466

4 Acre Commercial Real Estate (4 Acre) does not represent or warranty the accuracy of the information contained herein. Such information has been given to 4 Acre by the owner of the property or obtained from other sources deemed reliable. 4 Acre has no reason to doubt its accuracy, but does not guarantee it. The reviewer(s) of this document is encouraged to perform their own research for their own purposes to verify the dependability of the information being reviewed. All information should be verified by reviewer(s) prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults. This information represents the proprietary work product of 4 Acre Realty, LLC and may not be copied, reproduced, modified, distributed, published, transmitted, or otherwise disclosed without the express written consent of 4 Acre Realty, LLC.