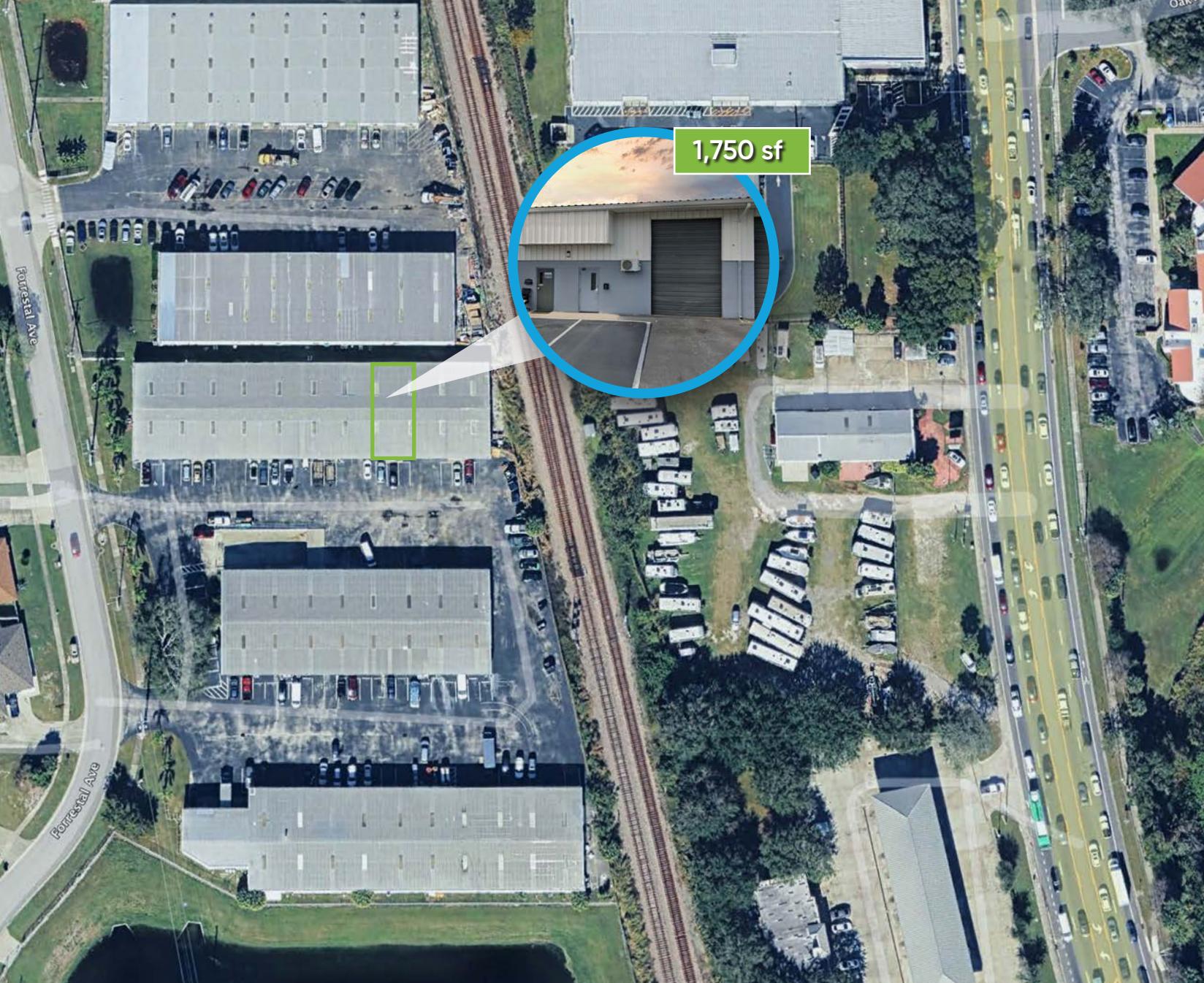


warehouse space
for
LEASE

1,750 sf

\$15.95/sf nnn

- + **primary:** industrial
- + **building:** 19,320 sf
- + **land:** 3.05 ac
- + **zoning:** c-3
- + **built:** 1980
- + **parking:** ample



4045 forrestal ave
orlando, florida
32806

patrick goetz
vice president
(407) 734.7210
pat@BBDRE.com



Bishop Beale Duncan
COMMERCIAL REAL ESTATE



highlights

located off South Orange Avenue, south of Downtown Orlando with great access to Interstate 4 and SR 408

- The warehouse bays have been recently renovated with interior improvements to both the warehouse and office spaces
- 10' x 15' Grade Level Loading + a Shared Truck Well
- Ample Parking



250 N. Orange Ave., Ste. 500
Orlando, FL 32801
+ (407) 426.7702
www.BBDRE.com

This offer is subject to errors, omissions, prior sale or withdrawal without notice.



for more information, contact patrick goetz vice president (407) 734.7210 pat@BBDRE.com

location aerial

aerial



for more information, contact patrick goetz vice president (407) 734.7210 pat@BBDRE.com



available units: 8 | 1,750 SF + unit 4053 | 3,500 sf



for more information, contact patrick goetz vice president (407) 734.7210 pat@BBDRE.com



unit 9 elevation

elevation



10 x 12
bay door

for more information, contact patrick goetz vice president (407) 734.7210 pat@BBDRE.com



unit 9 interior photos

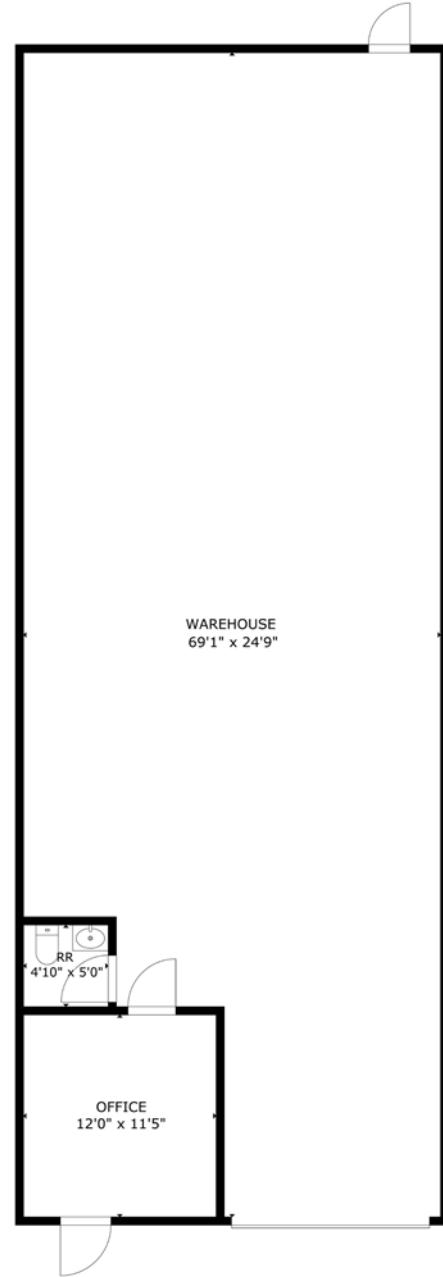
photos



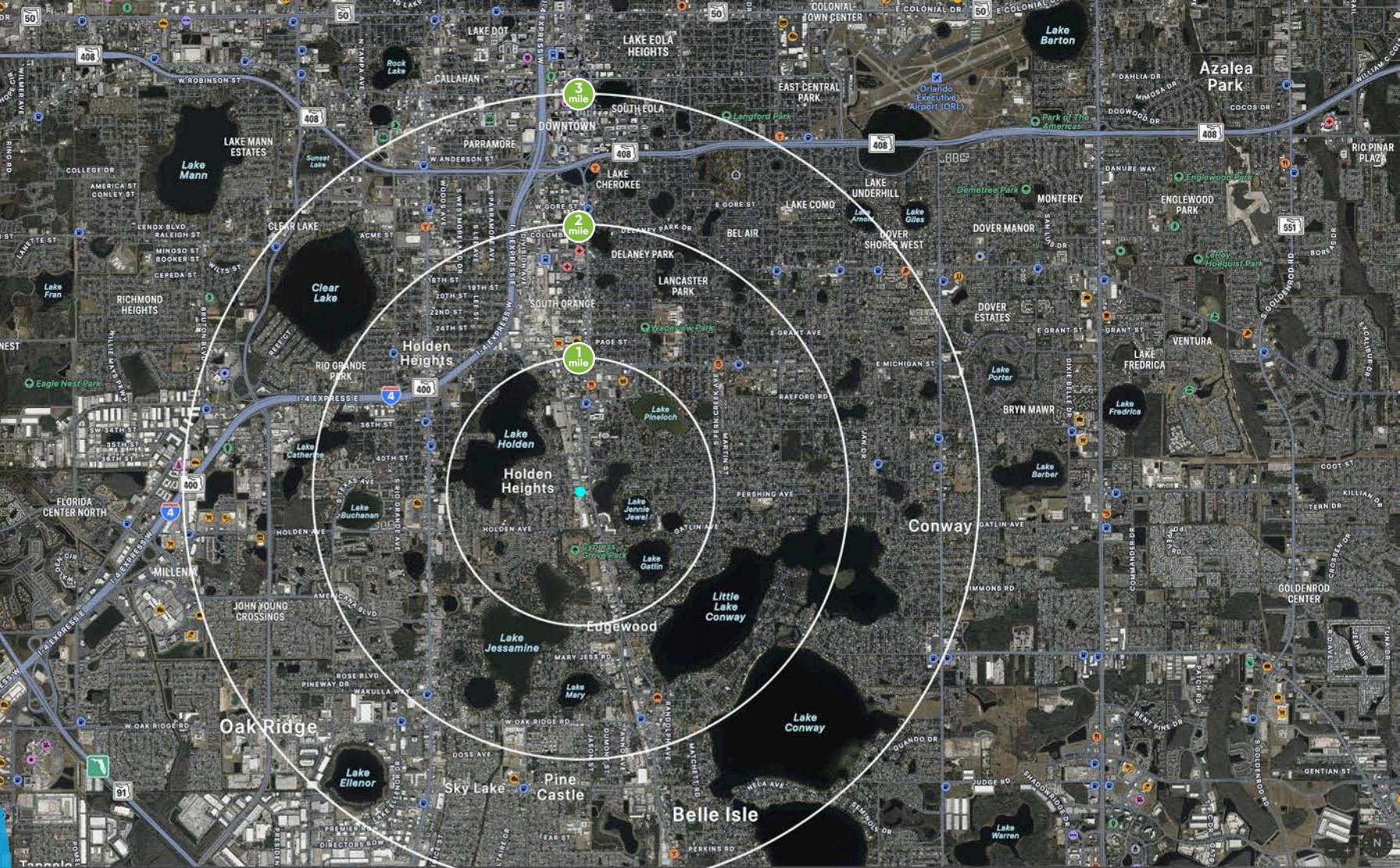
for more information, contact patrick goetz vice president (407) 734.7210 pat@BBDRE.com



unit 9 | 1,750 sf



location map



demographics

Radius	Population	HH Income	Businesses	Employees
1-Mile	6,833	\$83,593	1,011	5,826
2-Mile	46,871	\$51,241	5,426	58,616
3-Mile	118,245	\$53,017	11,761	123,472



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