

FOR LEASE

3031 GUSTY LN

Orlando, FL 32810



FOR LEASE: (2,500 SF - 9,000 SF)

- TOTAL BUILDING: 9,000 +/- SF warehouse with 900 +/- SF of office on 0.65 acres available April 1st, 2026 for lease *** PRICE NEGOTIABLE ***

- UNIT 1: 3,000 SF +/- with 300 SF of office space with (2) 8'x10' grade level doors available April 1st, 2026 for \$13.00 NNN + \$2.75 CAM.
- UNIT 2: 2,500 SF +/- with 300 SF of office space with (1) 8'x10' grade level doors available April 1st, 2026 for \$13.50 NNN + \$2.75 CAM.
- UNIT 3: 3,500 SF +/- with 300 SF of office space with (2) 8'x10' grade level doors available April 1st, 2026 for \$12.50 NNN + \$2.75 CAM.

PROPERTY DESCRIPTION:

| | |
|-----------------|-----------------------------|
| Building Size: | 9,000 +/- SF |
| Warehouse: | 8,100 +/- SF |
| Office: | 900 +/- SF |
| Grade Doors: | (5) 8'x10' doors |
| Ceiling Height: | 12'-14' |
| Power: | 3 Phase |
| Orange Zoning: | C-3 |
| Lot Size: | 0.64 acres (fenced & gated) |

Shaun Stafstrom

O: (407) 333-8088 | C: (407) 383-1442

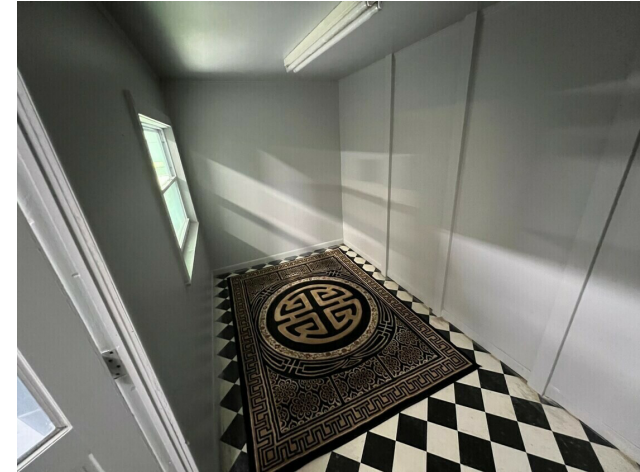
shaun.stafstrom@cbrealty.com



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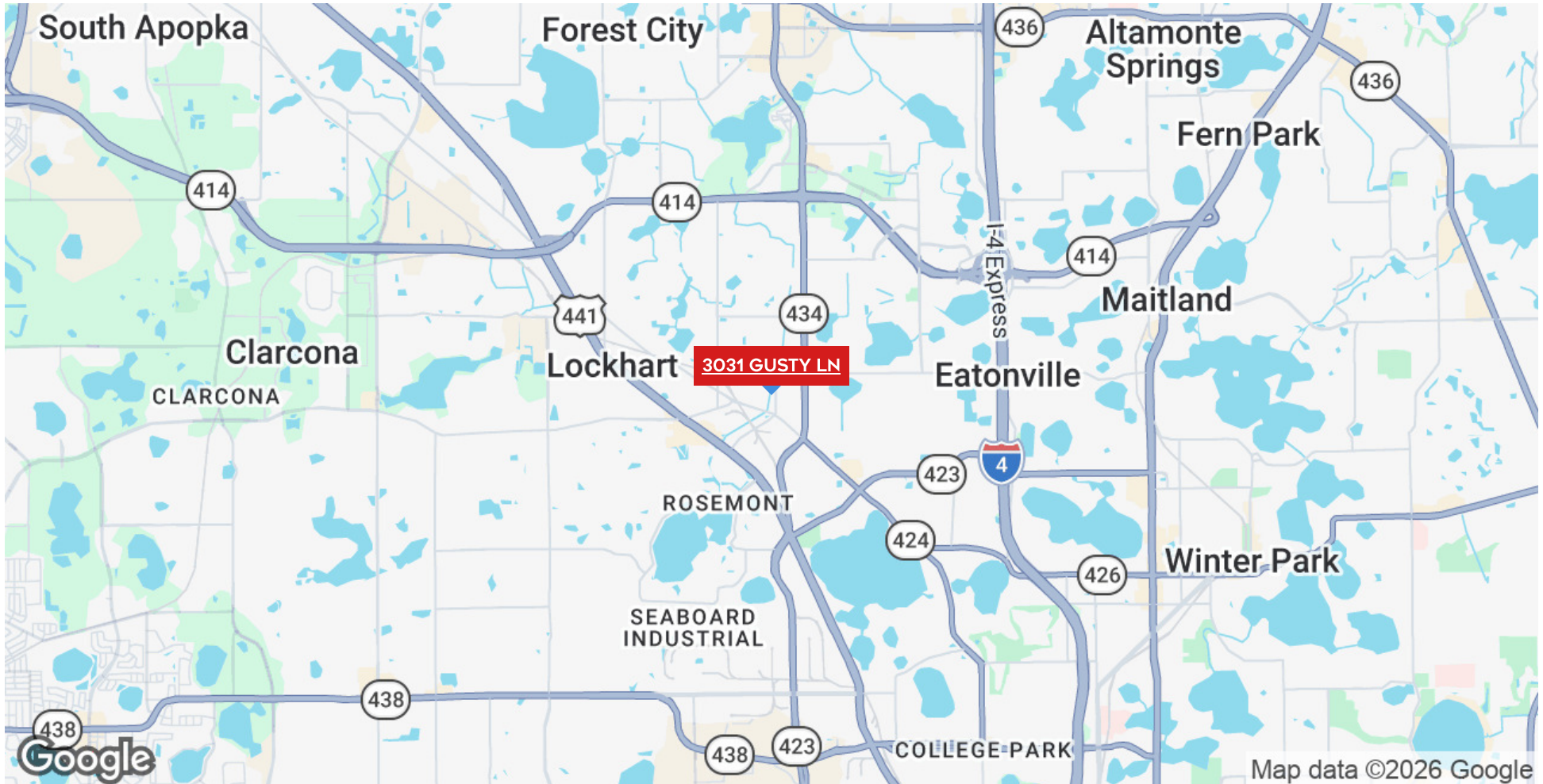


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