

Industrial/Flex | For Lease

CBRE

John Young Commerce Center

2,946 SF & 2,952 SF Available (5,898 SF Combined)

2467-2487 John Young Pkwy
Orlando, FL 32804

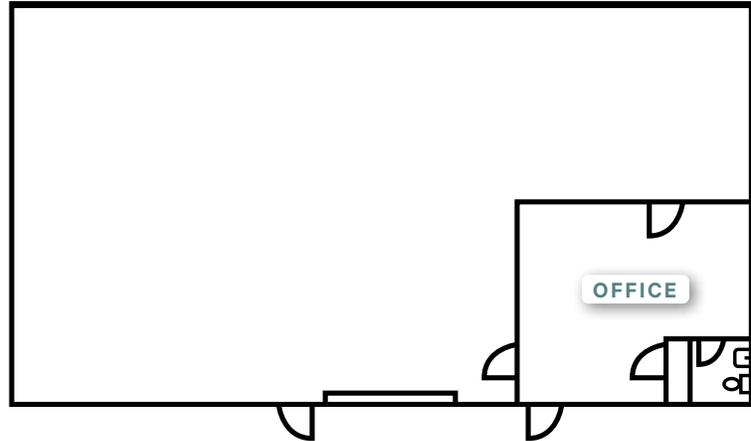
12' X 14' Grade Level Doors | Contractor District | NW Orange County



2403-2419 John Young Pkwy | Suite 2403

SUITE HIGHLIGHTS

- + 2,946 SF Total
- + 480 SF Office
- + 18' Clear Height
- + 2.40/1000 SF Parking Ratio
- + One 12' x 14' Grade Level Door
- + 3 Phase Power

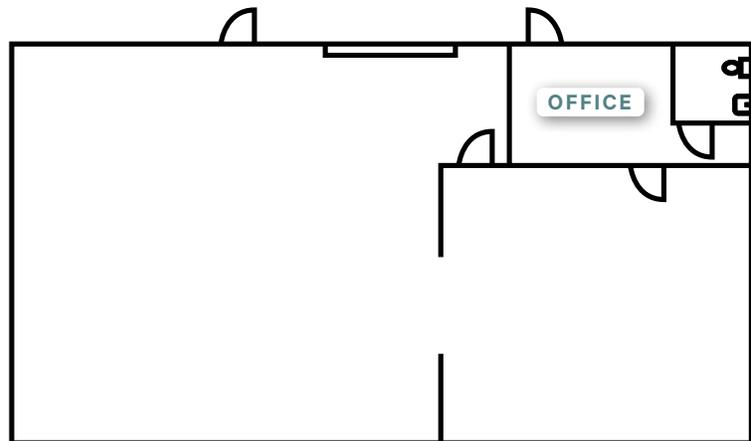


2,946 SF: Asking: \$15.50 | Opex: \$4.80 = \$4,983.65/Month | **Move-In Ready**

2403-2419 John Young Pkwy | Suite 2411

SUITE HIGHLIGHTS

- + 2,952 SF Total
- + 180 SF Office
- + 18' Clear Height
- + 2.40/1000 SF Parking Ratio
- + One 12' x 14' Grade Level Door
- + 3 Phase Power



2,952 SF: Asking: \$15.50 | Opex: \$4.80 = \$4,993.80/Month | **Move-In Ready**

CONTACT US

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Cameron Thomas
407 404 5078

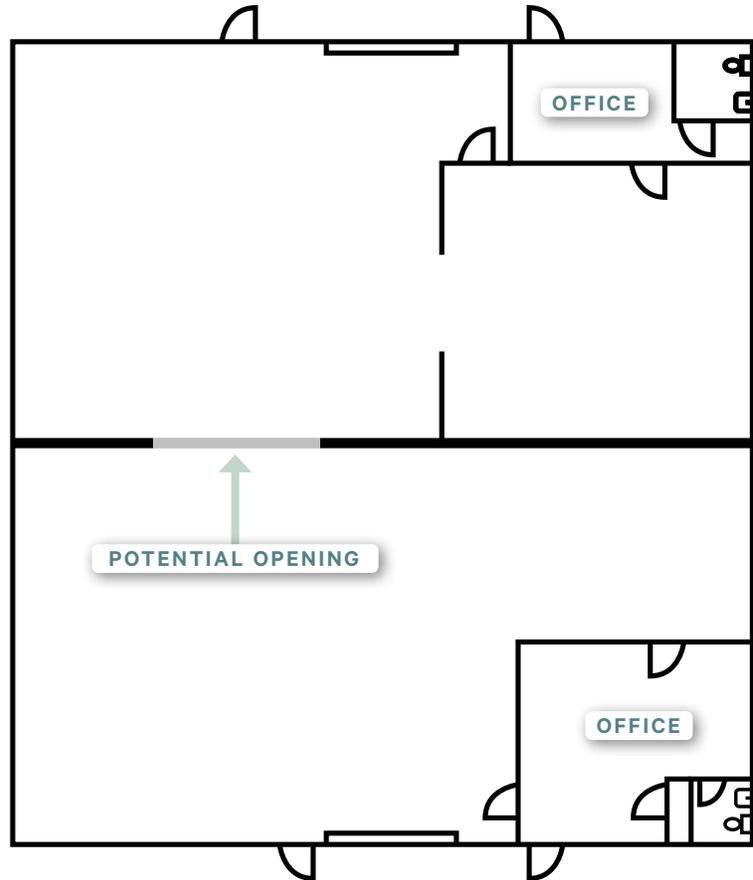
Jose Rivera (Español)
407 404 5067

2403-2419 John Young Pkwy | Suites 2403 & 2411

SUITE HIGHLIGHTS

- + 5,898 SF Total
- + TBD SF Office Total
- + 18' Clear Height
- + 2.40/1000 SF Parking Ratio
- + Two 12' x 14' Grade Level Doors
- + 3 Phase Power

5,898 SF: Asking: \$14.50 | Opex: \$4.80
\$9,485.95/Month | **Move-In Ready**



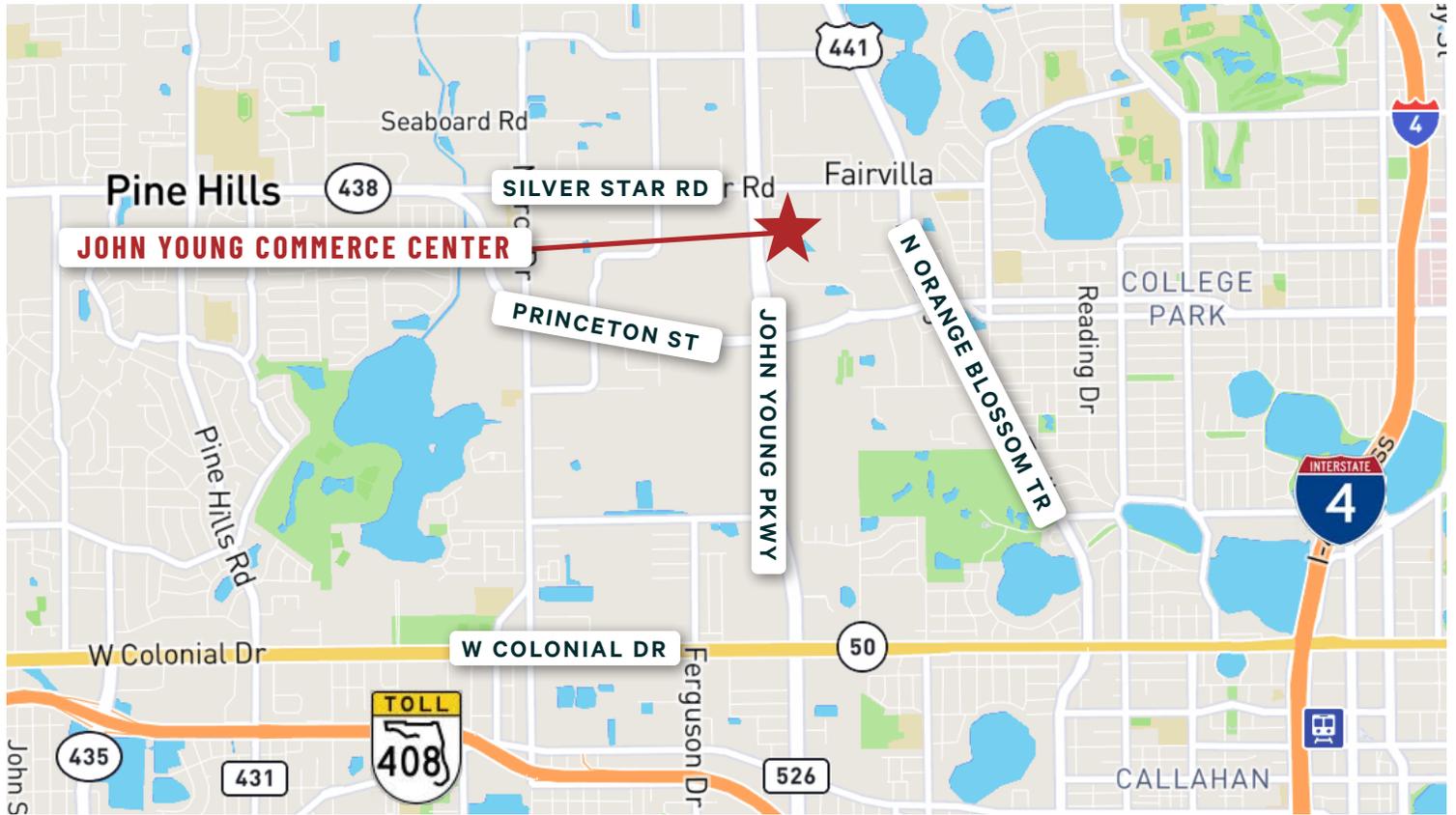
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Location & Park Plan



John Young Commerce Center | Amenities



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The Contractor District

John Young Commerce Center consists of 67,000 square feet across three grade level buildings, complete with a small IOS yard. The facility features 12' x 14' grade-level loading doors, spacious offices, and is conveniently location near major highways, restaurants, recreation options, and both labor and decision maker housing.

Property Highlights

- + NW Orange County Submarket
- + 67,000 SF Total
- + 4.10 Acre Site
- + Ample Parking
- + 18' Clear Height
- + 12' x 14' Grade Level Doors
- + Zoning: I-2/I-3 (Orange County)
- + Near the "Contractor District"
- + Proximity to Dining Amenities
- + Strong Labor Demographics

Location Highlights

John Young Commerce Center offers flex/ industrial occupiers a significant advantage as it's located in the dynamic NW Orange County Submarket, close to major highways, near the "contractor district", and in the path of

progress for the Orlando MSA's NW expansion. Within twelve (12) minutes of Interstate-4 and nine (9) minutes from SR-408 (our East/West Expressway), John Young Commerce Center is perfectly positioned to accommodate a host

of users. The area also offers numerous dining and recreation amenities, such as the brand new Leonard & Marjorie Williams Family YMCA. The Packing District and College Park offer a wide variety of dining options.

Contact Us

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