

# FOR SALE



**3855 St Valentine Way Orlando, FL 32811**

**Building 1:**

*Building Size:* **27,593 ± SF**  
*Downstairs Office:* **6,928 ± SF**  
*Upstairs Office:* **6,928 ± SF**  
*AC Warehouse:* **13,736 ± SF**  
*Doors:* **(1) 10'x12' Grade**  
**(2) 10'x12' Dock**  
*Ceiling Height:* **20' - 24'**  
*Power:* **3 Phase/208/1200A**  
*Lighting:* **T-5**  
*Column Spacing:* **24' x 65'**  
*Year Built:* **1984**

**Building 2:**

*Building Size:* **14,690 ± SF**  
*AC Warehouse:* **14,640 ± SF**  
*Doors:* **(1) Grade**  
**(2) 10'x10' Dock**  
*Ceiling Height:* **20' Clear**  
*Power:* **3 Phase/208V/ 400A**  
*Lighting:* **T-8**  
*Column Spacing:* **30'x30'**  
*Year Built:* **2011**

**Property Features:**

*Land Area:* **2.86 Acres**  
*Orange Zoning:* **I-P**  
*Property taxes:* **\$87,569.46**





