



OLD WINTER GARDEN RD.



FUTURE BUILDING D

BUILDING A

BUILDING C

BUILDING B



3609 Old Winter Garden Road
Old Winter Garden Industrial Park
| Orlando, FL 32825



Allied Commercial
REAL ESTATE

LOCATION: The property boasts great access to all major thoroughfares in all directions around Orlando. It is highly visible from Old Winter Garden Road.

ZONING: I-G in the City of Orlando, permits most industrial uses

LOADING: **Bldgs A&B** - drive-through with one grade level door on each side of the bay

Bldg C - grade level

CLEAR HEIGHT: **Bldgs A&B** - 14' clear
12'H x 10'W grade level doors

Bldg C - 12' clear
10' X 10' grade level doors

SUITE SIZE: **Bldgs A&B** - 966 SF
- Common Restroom

Bldg C - 1,500 +/- SF
- Private Restroom

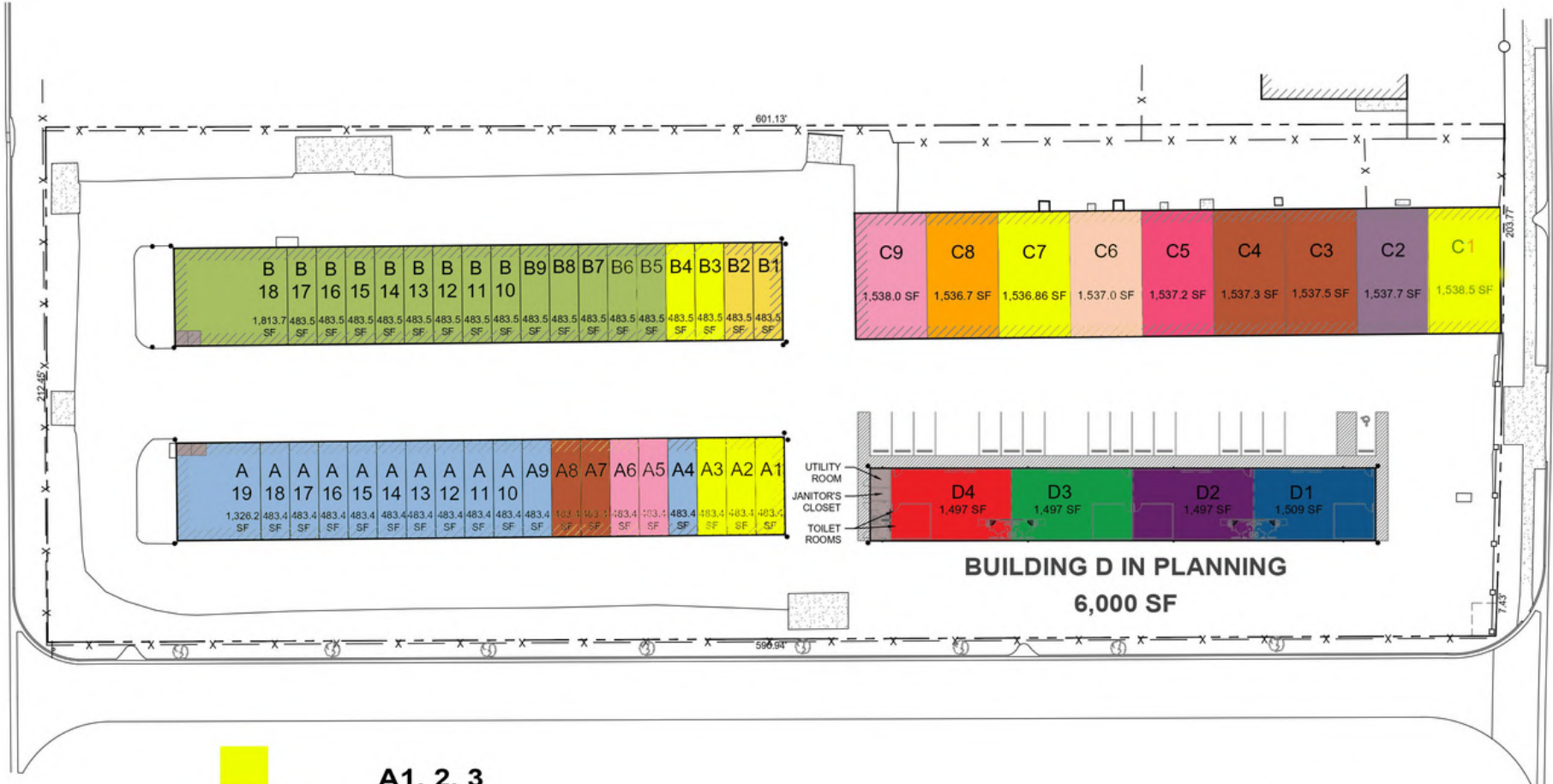
MONTHLY GROSS RENT: **Bldgs A&B** - \$1,350 / Month

Bldg C - \$2,500 / Month

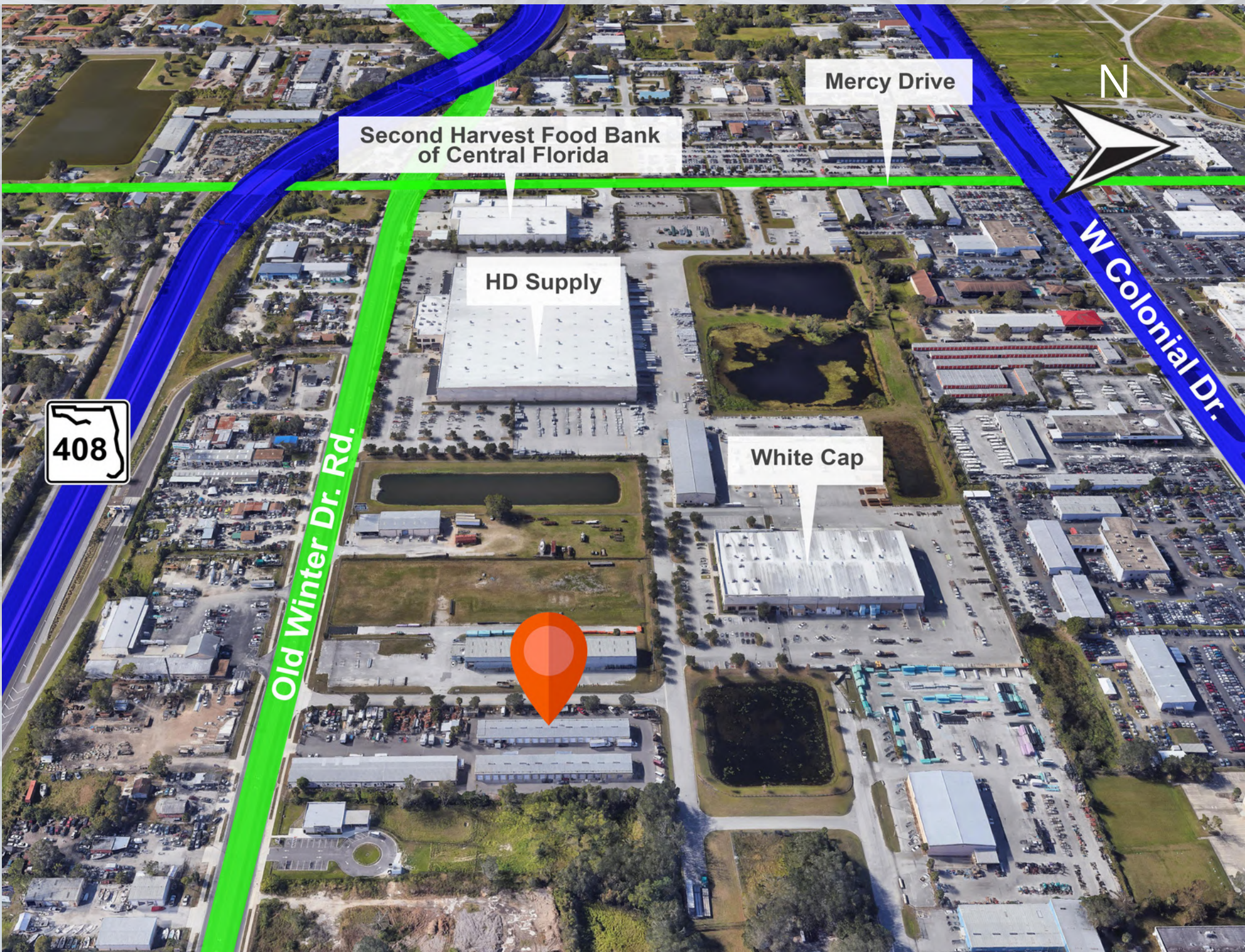
Rate includes water, sewer, trash, and common area maintenance.



FLOOR PLAN



AVAILABLE
A1, 2, 3
B3, 4
C1, 7



Mercy Drive

Second Harvest Food Bank
of Central Florida

HD Supply

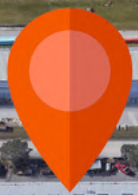
White Cap

N

W Colonial Dr.

408

Old Winter Dr. Rd.





Drive around truck court



Rear of building



Ample parking in rear