



## 3489 All American Blvd Orlando, FL 32810

*Total Square Footage* **36,209 ± SF**

### **Building 1:**

*Building Size:* **25,265 ± SF**

*Office:* **1,140 ± SF**

*Warehouse:* **24,125 ± SF**

*Doors:* **(1) 15'x 20' Grade**

**(1) 10'x22' Dock\***

*Ceiling Height:* **17'**

*Power:* **3 Phase**

*Year Built:* **1980**

### **Building 2:**

*Building Size:* **10,944 ± SF**

*Office:* **2,104 ± SF**

*Warehouse:* **8,840 ± SF**

*Mezzanine:* **1,800 ± SF**

*Doors:* **(1) 10'x10' Grade**

**(1) 10'x10' Dock**

**(1) 8'x 9' Dock**

*Ceiling Height:* **15' Clear**

*Power:* **3 Phase**

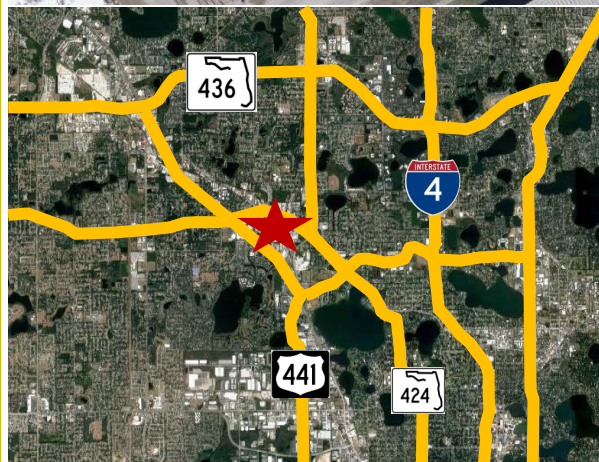
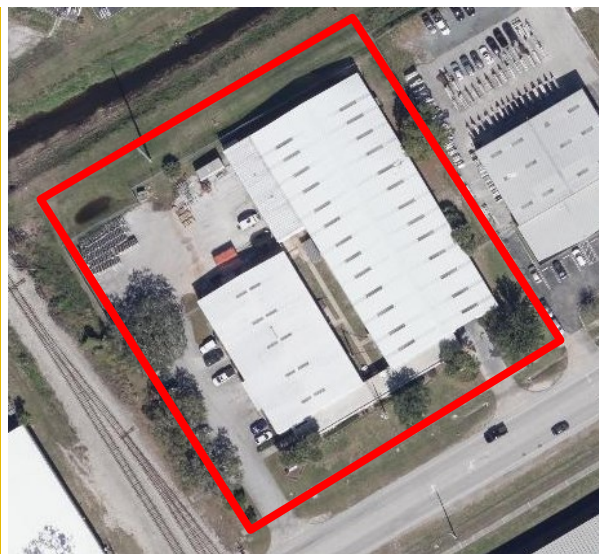
*Year Built:* **1986**

### **Property Features:**

*Orlando Zoning:* **I-P/W**

*Property taxes:* **\$38,879.50**

*Total Land:* **2.09 Acres**



**Stephen McGregor**

**Sales Associate**

Mobile: (407) 468-2161

Steve@mcnultygroupinc.com

Office Address:

2315 Lynx Lane

Suite # 6

Orlando, Florida 32804

www.mcnultygroupinc.com



