

SOUTH ROW



RENOVATIONS UNDERWAY

4408 SW 36TH ST | ORLANDO | FL | 32811

FOR MORE INFORMATION:

JOEY WOODMAN

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TRAVIS HAMMOND

407.401.1707

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FOUNDRY COMMERCIAL

420 S Orange Ave, Suite 400

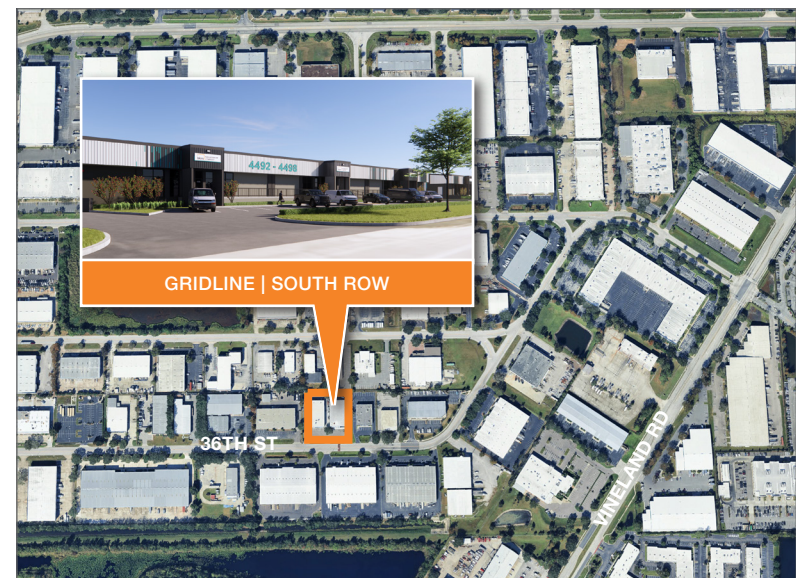
Orlando, FL 32801

www.foundrycommercial.com



PROPERTY FEATURES

- Modern new paint scheme
- New roof
- New Landscaping
- Resurfaced & striped parking
- High-end make ready office finish
- 277/240v, 3-phase power
- .9/1,000 parking ratio
- Frontage on 36th St, located in 33rd St Industrial Park

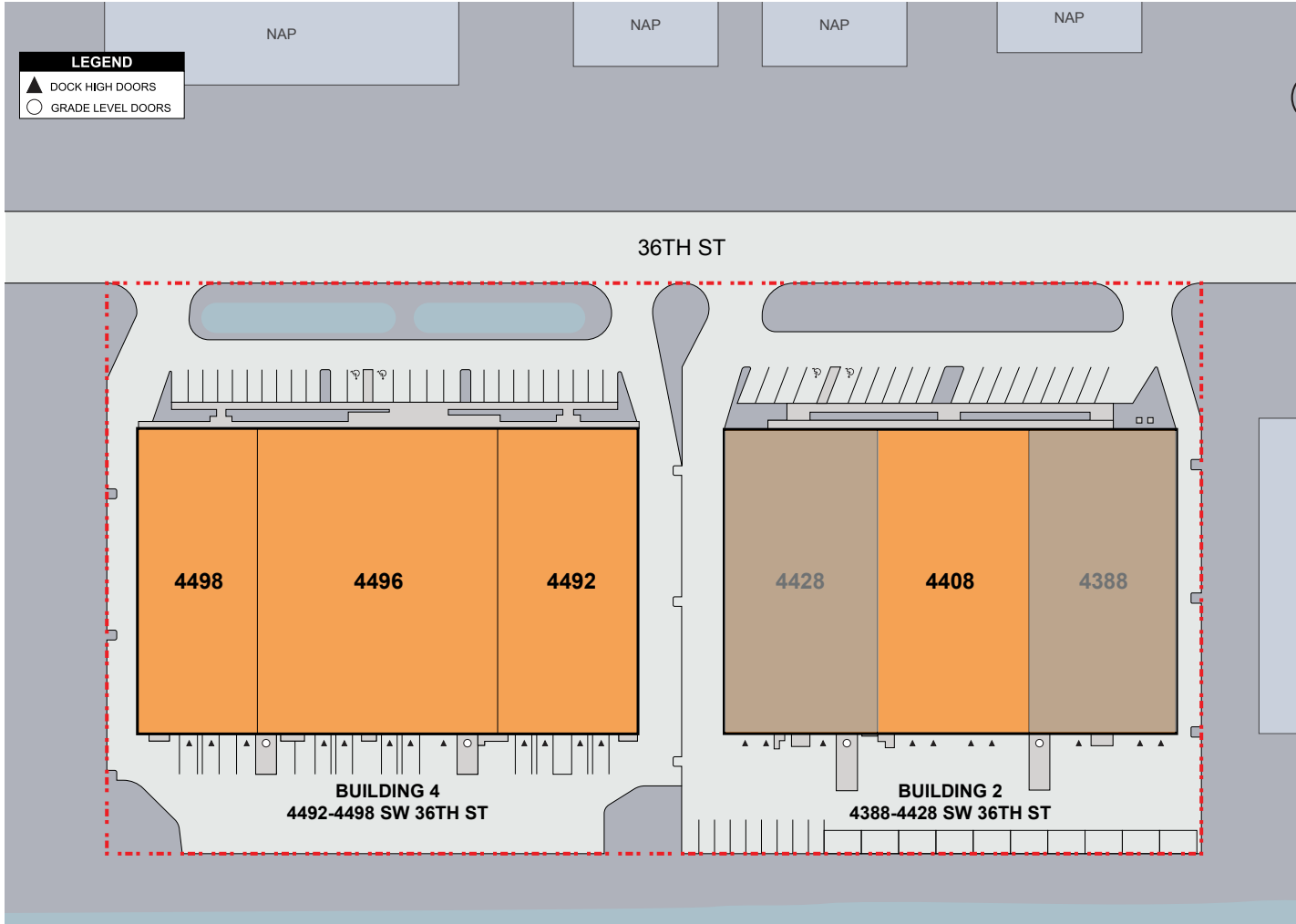


The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

SOUTH ROW

SITE PLAN

GRIDLINE
ORLANDO
UNDER NEW OWNERSHIP



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AVAILABILITIES

AVAILABLE OCCUPIED

BLDG	SUITE	TOTAL SF	OFFICE SF	AVAILABLE
2	4408	15,913	1,552	10/1/2025
4	4498 - 4492	5,162 - 47,000		2/1/2026

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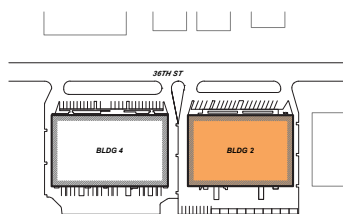


BUILDING 2

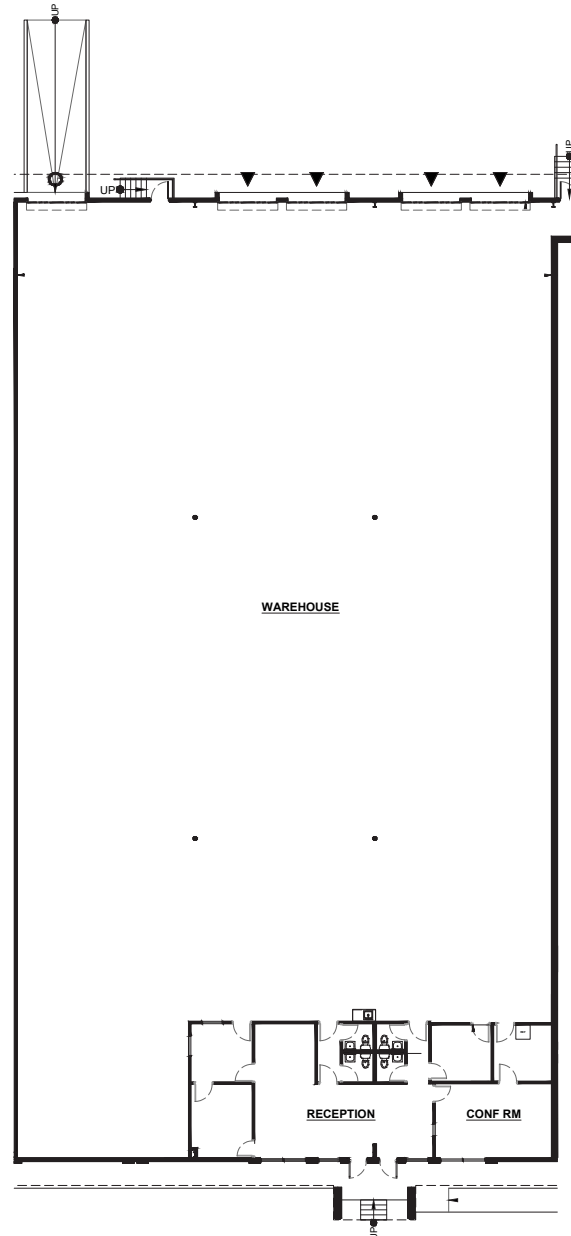
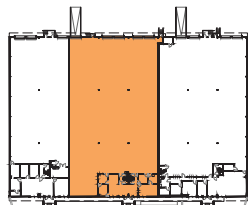
SUITE 4408

- ±15,913 Total SF
- ±1,552 SF Office
- ±14,361 SF Warehouse
- ±17' - 24' Clear Height
- 4 Dock High Doors
- 1 Drive-in Ramp
- Call for Rate

SITE KEY PLAN



BUILDING KEY PLAN



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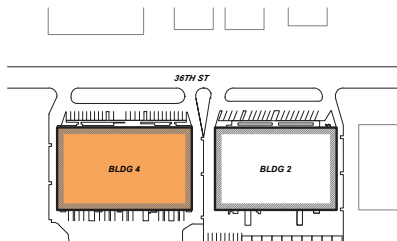


BUILDING 4

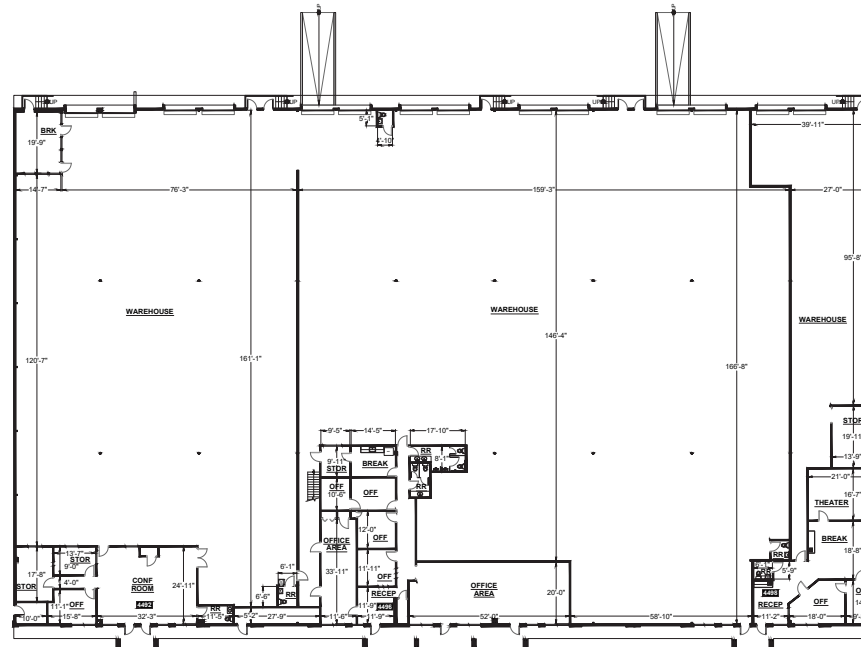
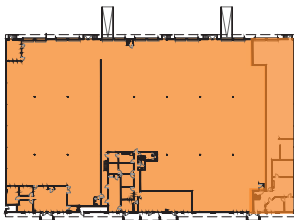
SUITE 4498 - 4492

- ±5,162 - ±47,000 SF
- Office & Warehouse SF varies
- ±17' - 24' Clear Height
- 2-12 Dock High Doors
- 1-2 Drive-in Ramps
- Call for Rate

SITE KEY PLAN



BUILDING KEY PLAN



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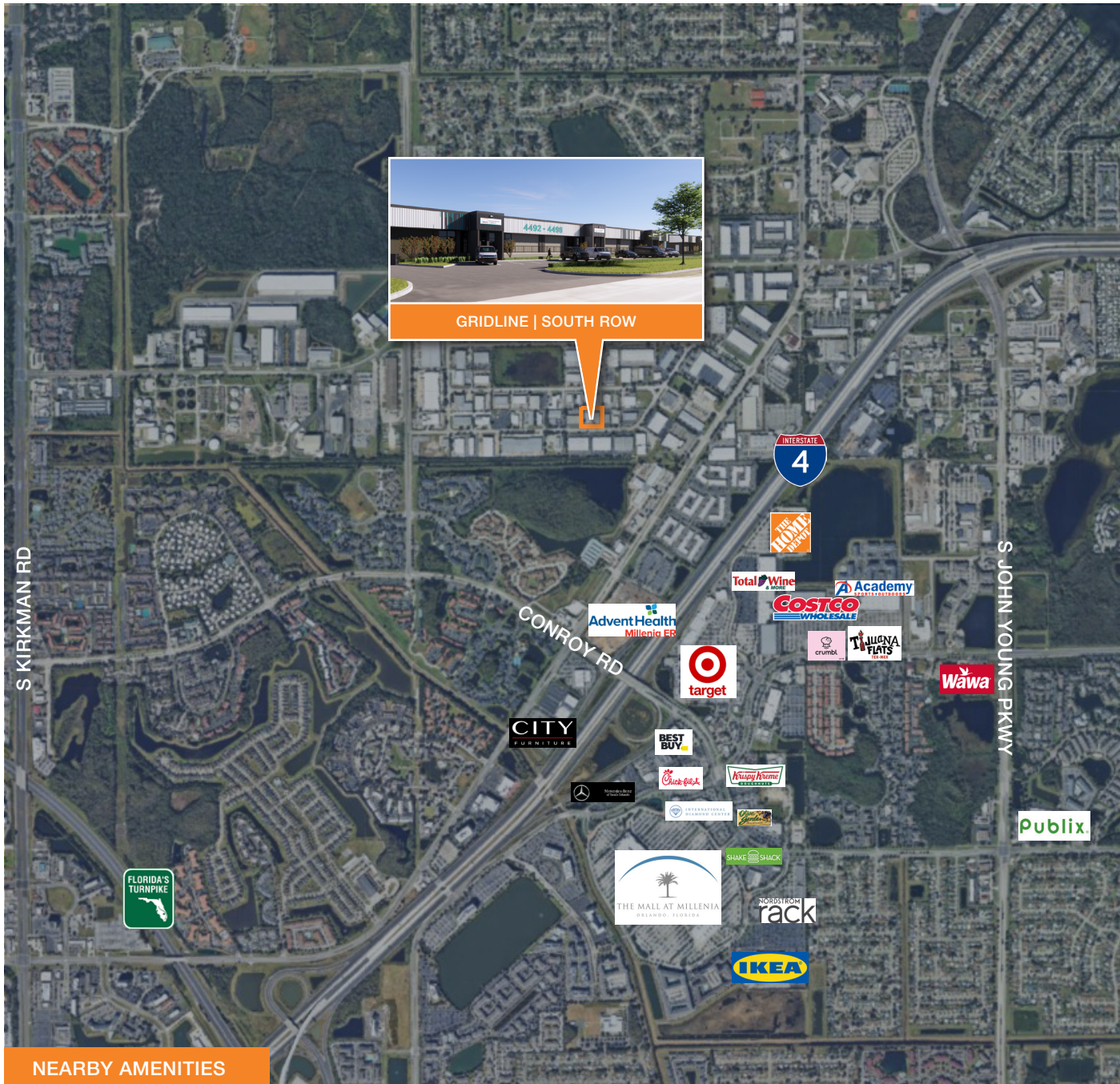
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SOUTH ROW

AMENITIES

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NEARBY AMENITIES

The Mall of Millenia
Costco Wholesale
Target
The Home Depot
AdventHealth Millenia ER
Total Wine

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NEARBY AMENITIES