

# FOR SALE

## Fully Air Conditioned Warehouse



**Chuck McNulty**  
**Broker**

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**7500 TPC Blvd**  
**Orlando, FL 32822**

**Sale Price: \$1,700,000**

*Suite 4:* **3,750 ± SF**  
*Office:* **750 ± SF**  
*Warehouse:* **3,000 ± SF**  
*2<sup>nd</sup> floor mezzanine:* **2,483 ± SF**  
*Doors:* **(2) Dock High**  
*Orlando Zoning:* **I-P**  
*Parking Ratio:* **3/1,000 SF**  
*Power:* **3 Phase 208A/120V**  
*Construction:* **Tilt Wall, 2016**  
*Association Fees:* **\$3.05 PSF**  
*2025 Property Tax:* **\$11,965.23**

**Located Close To Orlando  
International Airport With Quick  
Access To SR 436 and SR 528**





