



# CLARION PARTNERS

## JOHN YOUNG BUSINESS PARK

7215 S. JOHN YOUNG PKY SUITE: 233 ORLANDO, FL, 32809

### FOR LEASE



**14,295 SF AVAILABLE | 24' CLEAR HEIGHT | 7 DOCK-HIGH DOORS**

### Warehouse Space for Lease in Orlando's Prime Location:

- + Situated in Orlando Central Park
- + John Young Parkway Direct Frontage
- + 5.6 Miles | 10 Minutes to Interstate-4
- + 7.4 Miles | 14 Minutes to Florida's Turnpike
- + 12.1 Miles | 15 Minutes to Orlando Int'l Airport
- + 11.7 Miles | 16 Minutes to Beachline Expressway



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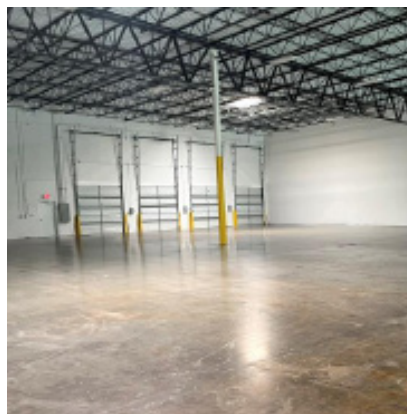
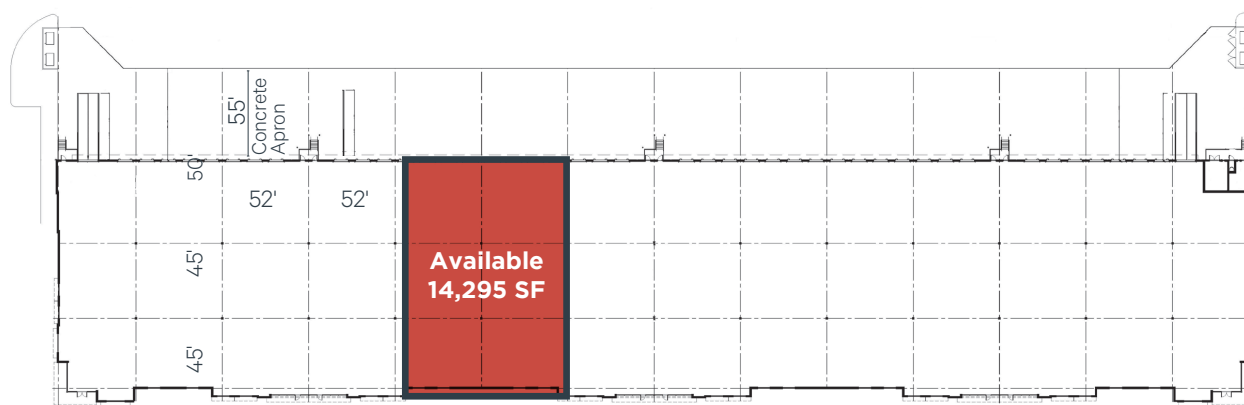
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### BUILDING HIGHLIGHTS:

- + 14,295 SF Available
- + ±1,000 SF Office
- + 7 Dock-High Doors
- + 7 Edge of Docks
- + 24' Clear Height
- + 52' x 45' Column Spacing
- + 120' Truck Court
- + 55' Concrete Apron
- + Parking Ratio 1.4/1,000
- + (ESFR) System for Racking to Girders
- + 120/208/100a Additional 225a
- + LED Lighting with Occupancy Sensors
- + 2 Skylights



**CLARION PARTNERS**  
www.clarionpartners.com

For more information on this opportunity, please contact:

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