

FOR SALE/LEASE



\$1,650,000

1700 S Division Ave, Orlando, FL 32805

Chuck McNulty
Broker

Mobile: (407) 619-4245
Chuck@mcnultygroupinc.com

Office Address:
2315 Lynx Lane
Suite # 6
Orlando, Florida 32804
www.mcnultygroupinc.com

<i>Building Size:</i>	4,698 ± SF
<i>Office:</i>	930 ± SF
<i>Warehouse:</i>	3,768 ± SF
<i>Lot Size:</i>	0.31 ± Acres
<i>Ceiling Height:</i>	14'
<i>Construction:</i>	Block
<i>Year Built:</i>	1966
<i>Orange Zoning:</i>	I-G/T/AN/SP
<i>2025 Taxes:</i>	\$12,631.14

Additional Features:

- **Paved**
- **100% Air Conditioned**

Asking Price: \$1,650,000.00
Lease Rate: \$25 PSF NNN
Op Ex: Call to Inquire



