



McNulty Group
Incorporated

FOR LEASE



**6770 Curtis St.
Orlando, FL 32807**

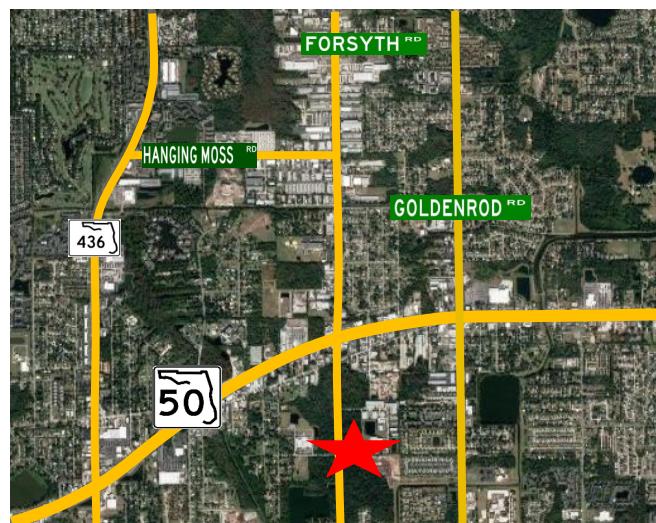
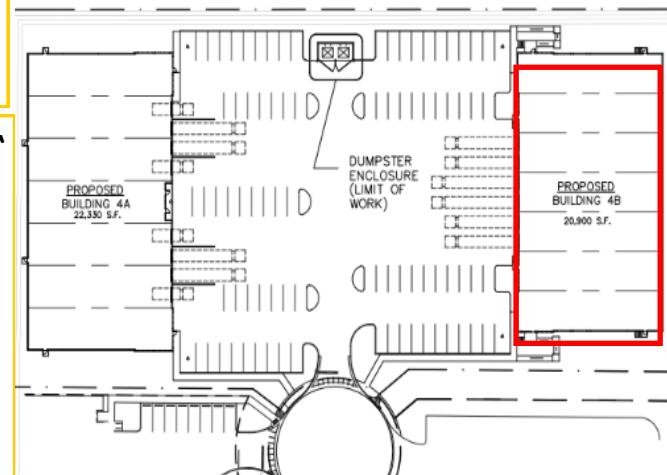
**Chuck McNulty
Broker**

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

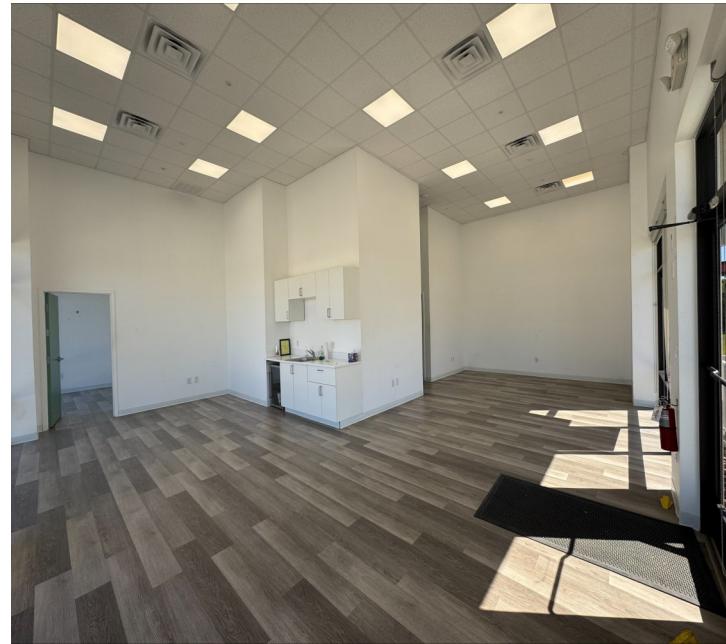
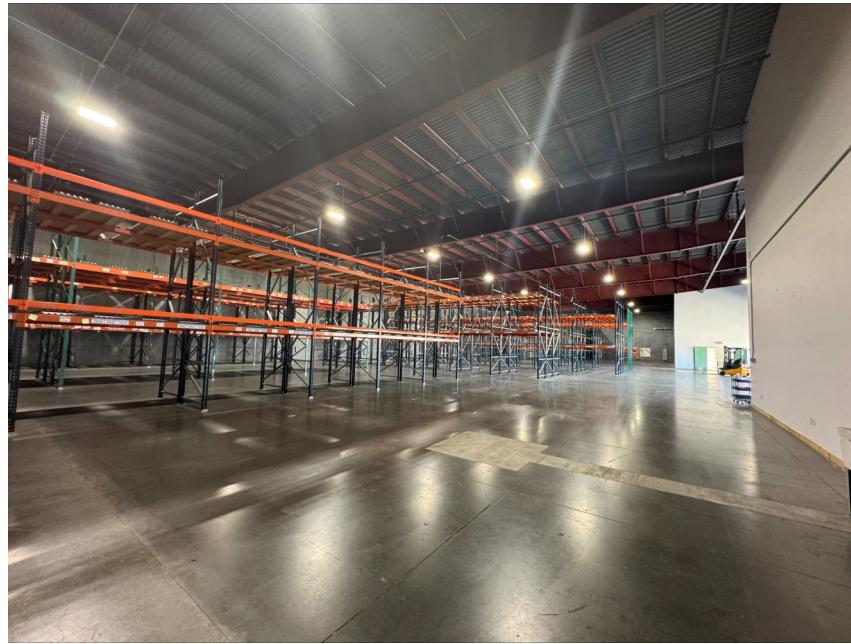
Office Address:
2315 Lynx Lane
Suite # 6
Orlando, Florida 32804
www.mcnultygroupinc.com

Building Size: **20,900-10,450 + SF**
Office: **3,054 + SF**
Warehouse: **17,846 + SF**
Doors: **(5) Dock 8'x10'**
(1) Ramp

CAM: **\$4.82**
Lot Size: **1.51+ Acres**
Ceiling Height: **24' - 26'**
Fire Sprinklers: **ESFR**
Power: **3 Phase 400a**
Insulation: **R30 Insulation**
Orange Zoning: **C-3**
Additional info: **Racking can be Included.**



McNulty Group, Inc. is the agent of the Landlord or Seller of this property and will be paid by the Landlord or Seller. All information furnished with respect to the subject property has been obtained from sources deemed reliable. No representation as to accuracy thereof is made. This offering is subject to errors, omissions, prior sales or withdrawal without notice.



Unit 1:	10,450 \pm SF
<i>Office:</i>	1,376 \pm SF
<i>Warehouse:</i>	9,074 \pm SF
<i>Doors:</i>	(2) Dock 8'x10'
	(1) Ramp 8'x10'
 Unit 2:	 10,450 \pm SF
<i>Office:</i>	1,678 \pm SF
<i>Warehouse:</i>	8,772 \pm SF
<i>Doors:</i>	(3) Dock 8'x10'

