

office/warehouse
for
LEASE

3,035sf

\$15.75/sf nnn

- + warehouse with private office
- + newly renovated

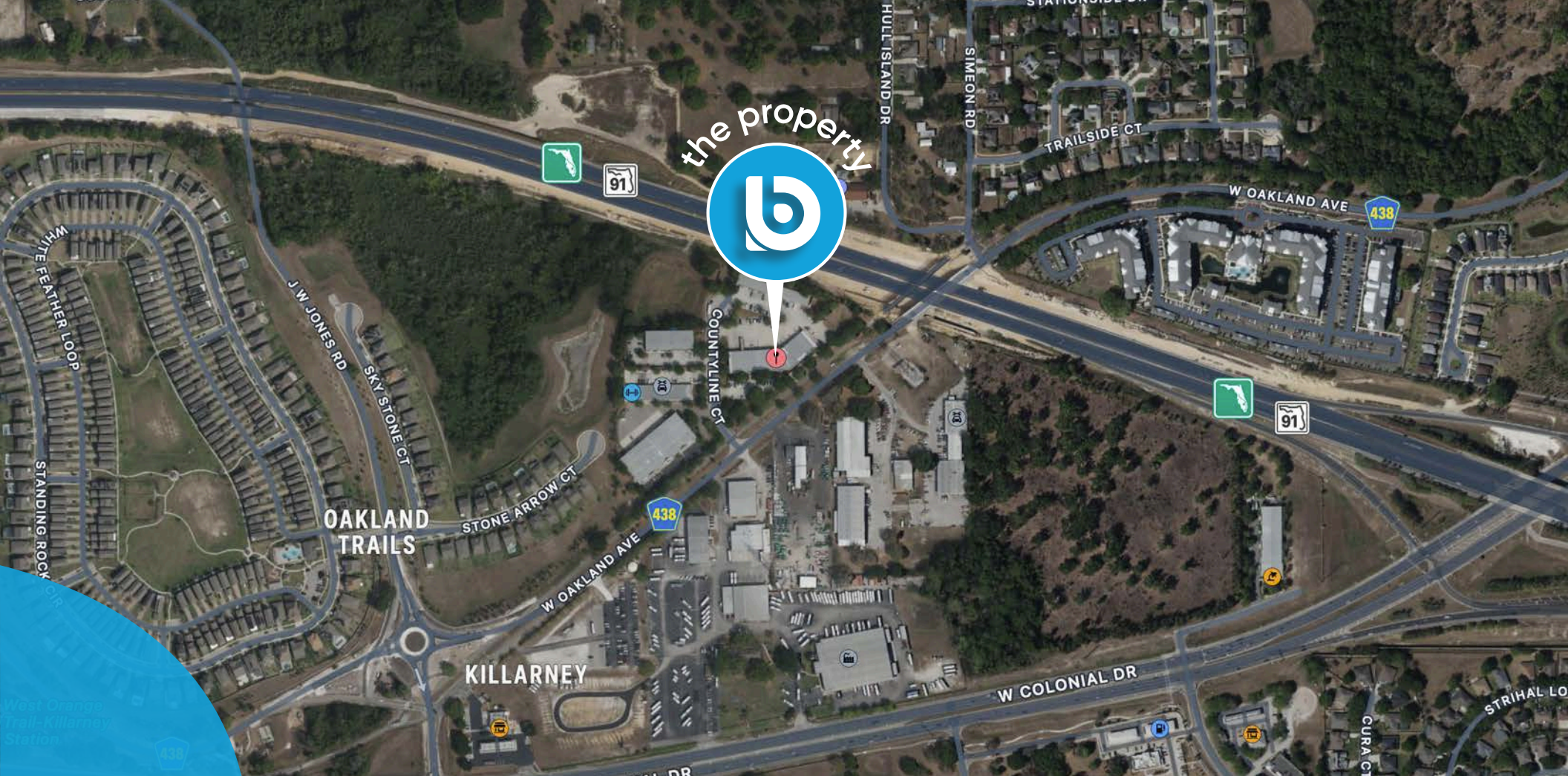
- + **Bulding:** 26,577 SF
- + **Primary:** industrial
- + **Parking:** ample

940 w oakland ave,
Suite a7
oakland, fl 34787



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highlights

Located just off
West Colonial
Drive and next
to the West
Orange Trail

- available immediately
- warehouse with built-out office
- amenities Include: large conference room, open work area, and restroom
- built in 2004
- building signage
- clear height: 16' - 18'
- loading: one dock-high 12' x 12'
- fire safety
- three phase power



250 N. Orange Ave., Ste. 1500
Orlando, FL 32801
+ (407) 426.7702
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This offer is subject to errors, omissions, prior sale or withdrawal without notice.



for more information, contact patrick goetz vice president (407) 734.7210 pat@BBDRE.com

property aerial



aerial

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interior photos



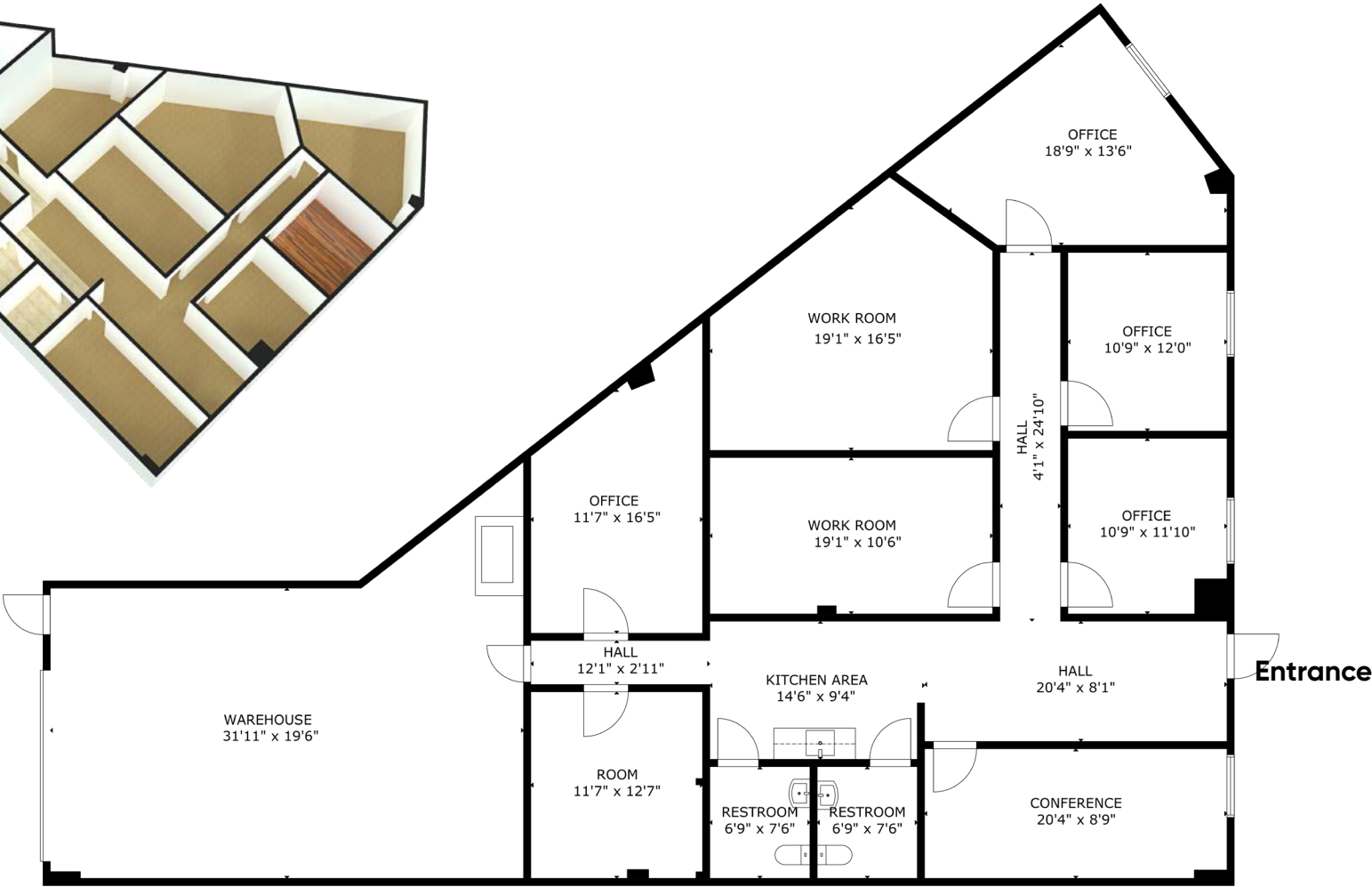
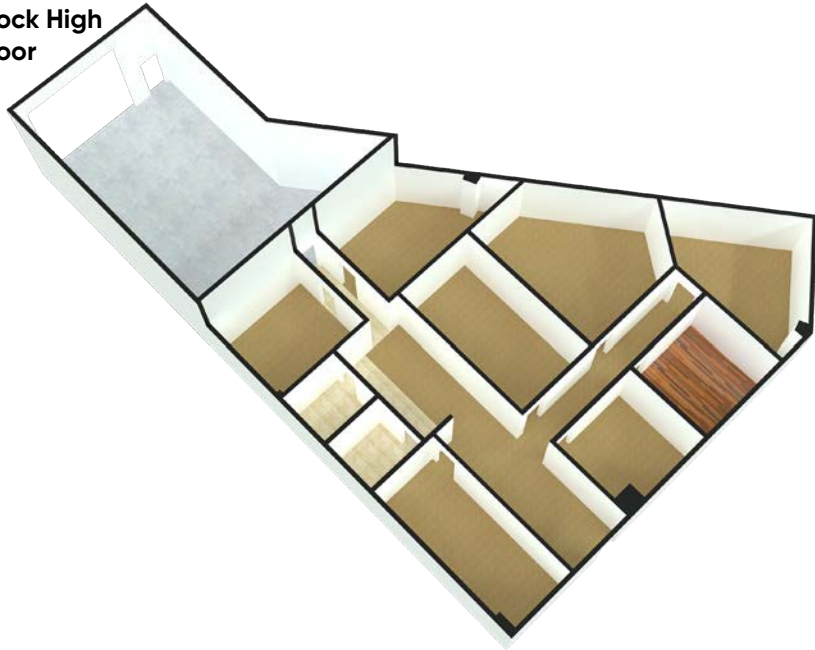
interior

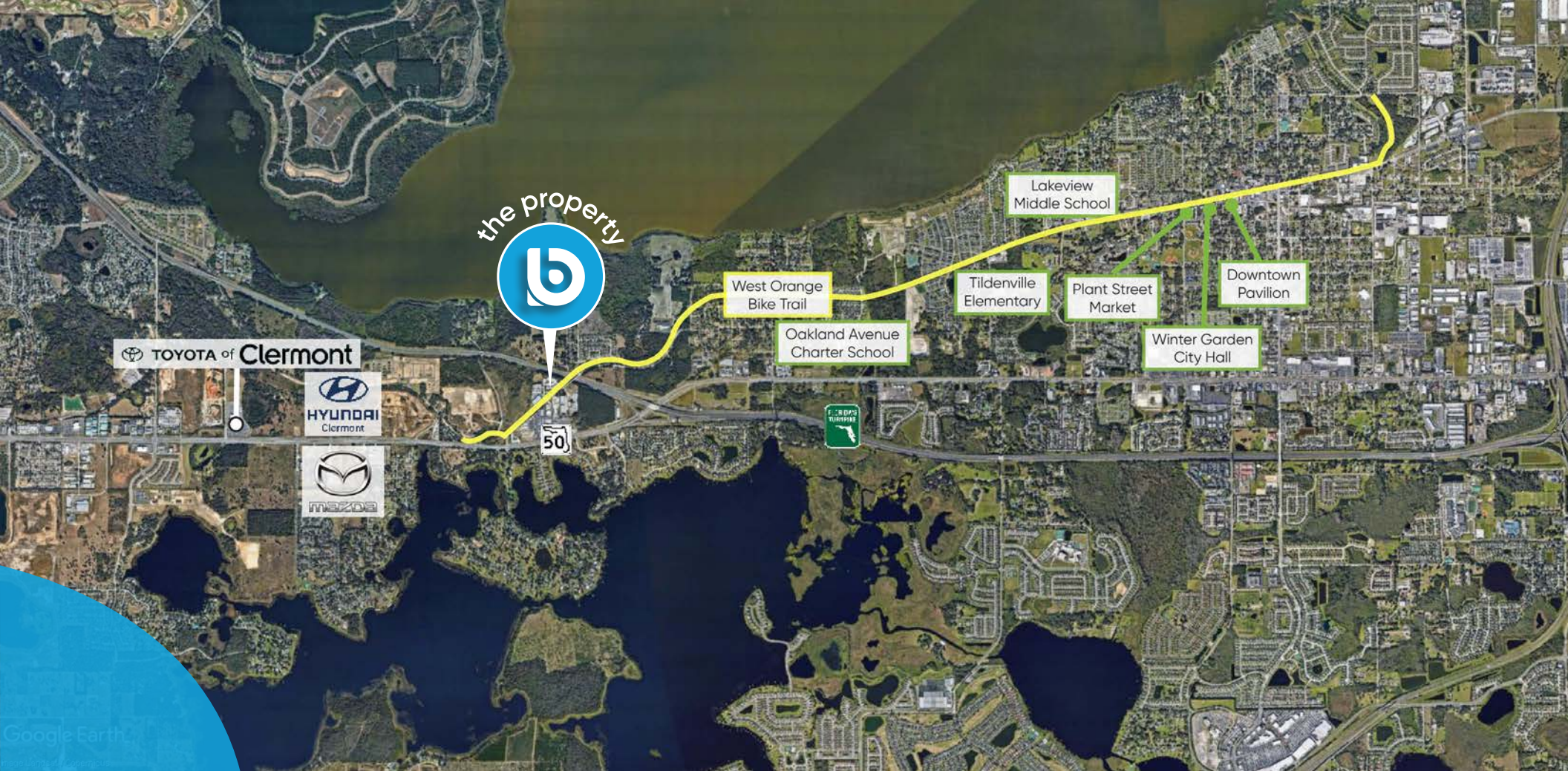


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suite a7 | 3,035 sf

Dock High
Door





location map

demographics

Radius	Population	HH Income	Businesses	Employees
1-Mile	2,967	\$102,198	102	666
2-Mile	22,114	\$99,567	720	4,890
3-Mile	85,545	\$92,933	3,204	25,026



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