



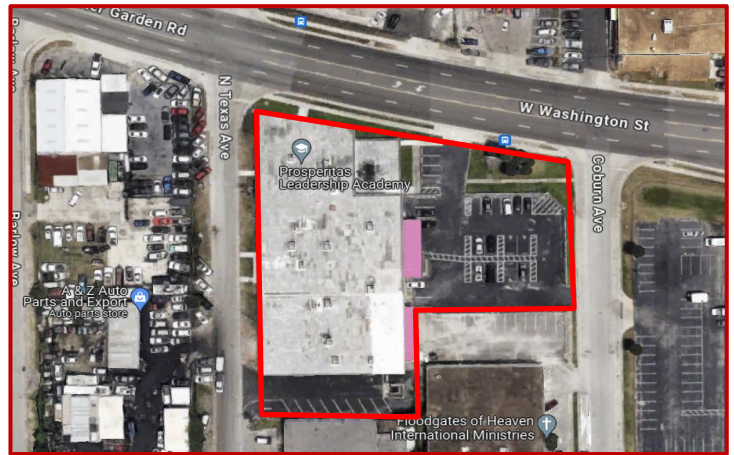
C. Brenner, Inc.

1510 E Colonial Dr, Suite 307
Orlando, FL 32803
Phone: (407) 677-1700

COMMERCIAL REAL ESTATE

Dock High AC'd Warehouse Downtown Orlando

2140 W Washington St,
Orlando, FL 32805



- 33,779 SF warehouse (28,727 SF footprint + 5,052 SF 2nd floor shell space)
- Fully fenced 1.34 acre lot, ample space for parking, truck court, or IOS
- 1,600 amp 3 phase power, 17' clear height
- Building is fully air conditioned and fully fire sprinklered
- One existing dock door, two more can be installed
- High-traffic visibility and building signage on W Washington St
- Excellent central location with proximity to Downtown Orlando, I-4 and 408
- I-G zoning allows most industrial uses, including auto repair and sales
- Asking \$5,250,000
- Adjacent 1.52 acre paved/fenced lot also available: call broker for information

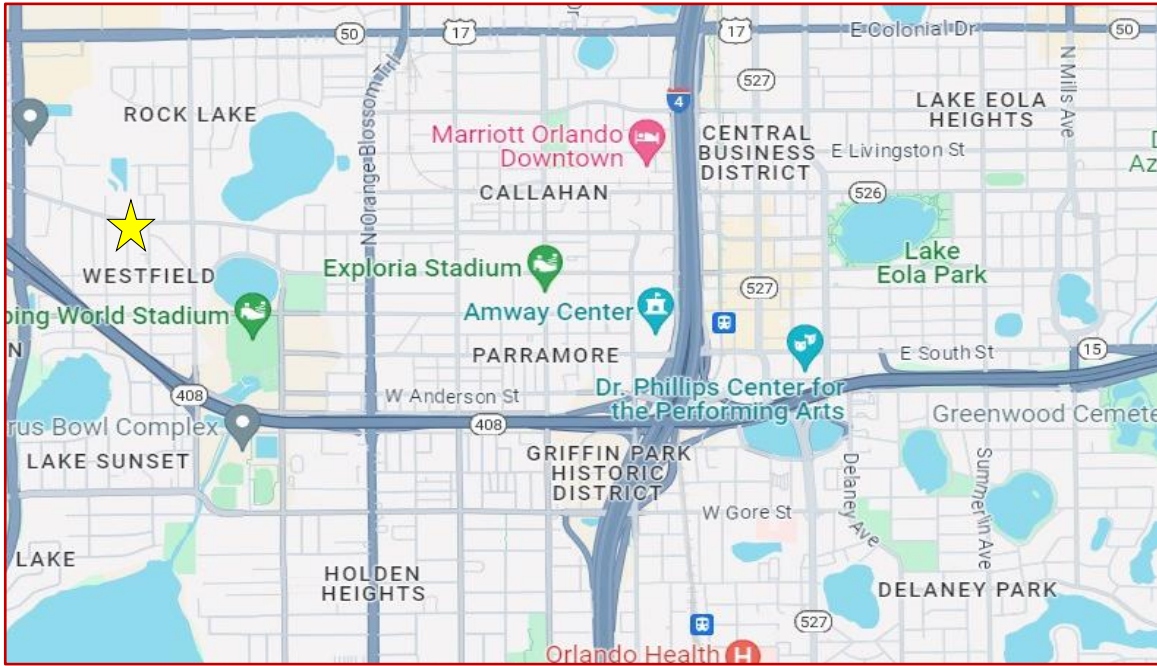
Ben Brenner
Lic. RE Broker
C. Brenner Inc.

Cell: 407-970-6447
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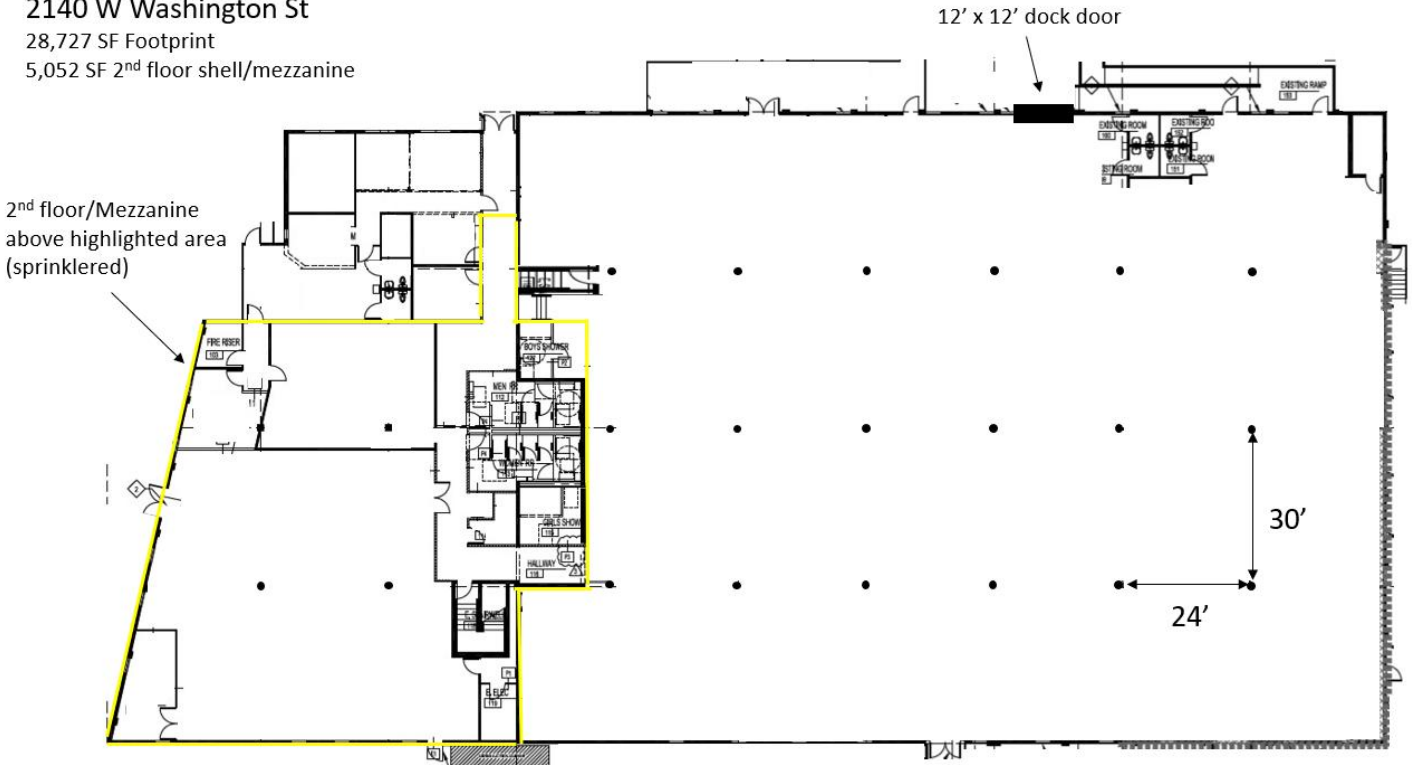


Expect Results with C Brenner Inc!

www.cbrenner.com



2140 W Washington St
 28,727 SF Footprint
 5,052 SF 2nd floor shell/mezzanine



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