

# SOUTH DOWNTOWN MIXED-USE FOR LEASE | Industrial | Flex Space



**HUGHES**  
CAPITAL  
HOLDINGS



215 W. Grant Street, Orlando, FL 32806

## PROPERTY FEATURES

ASKING RATE: \$12 / SF NNN

### BUILDING #4 : 29,200± SF - AVAILABLE FOR LEASE

- Flex Space / Office / Industrial
- Office: 2,500 SF
- Construction: Block/Metal
- Clear Height: +24' / Clear Span
- Loading:
  - (5) 10' x 10' Dock High Doors
  - (2) Vehicle Ramps into Building
- Surface Parking
- Fire Protection: Wet System

### OVERALL SITE

- No Interior Building Support Columns
- Electrical Service: 3 Phase | 240 Volts
- Utilities: OUC
- Land Size: 6 +/- acres
- Less than 2 miles to downtown
- Easy access to I-4, SR 408, Orange Avenue & Blossom Trail.
- Exterior site lighting, Fully Landscaped, Multiple Access Points.

## CONTACT

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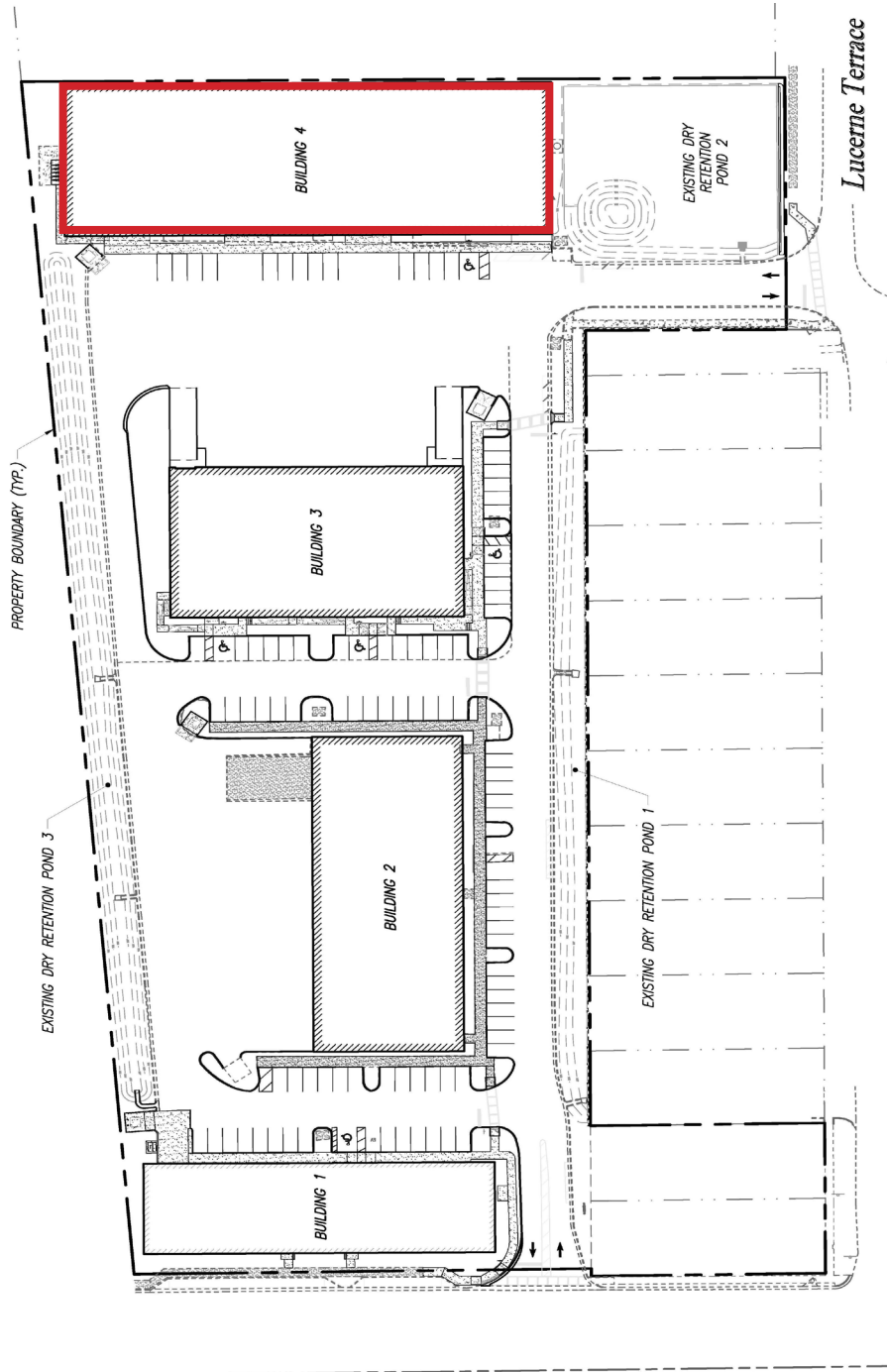


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## SITE PLAN



### AVAILABLE FOR LEASE:

#### Building #4:

29,200 SF - Flex / Industrial Space

### FUTURE PHASES:

#### Building #3:

19,000 SF - Flex / Industrial Space

### CURRENTLY LEASED:

#### Building #1:

12,600 SF - Flex / Industrial Space

#### Building #2:

18,900 SF - Flex / Industrial Space

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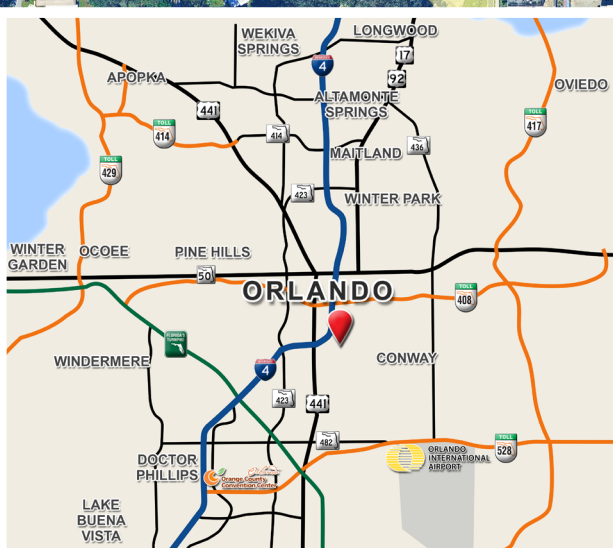
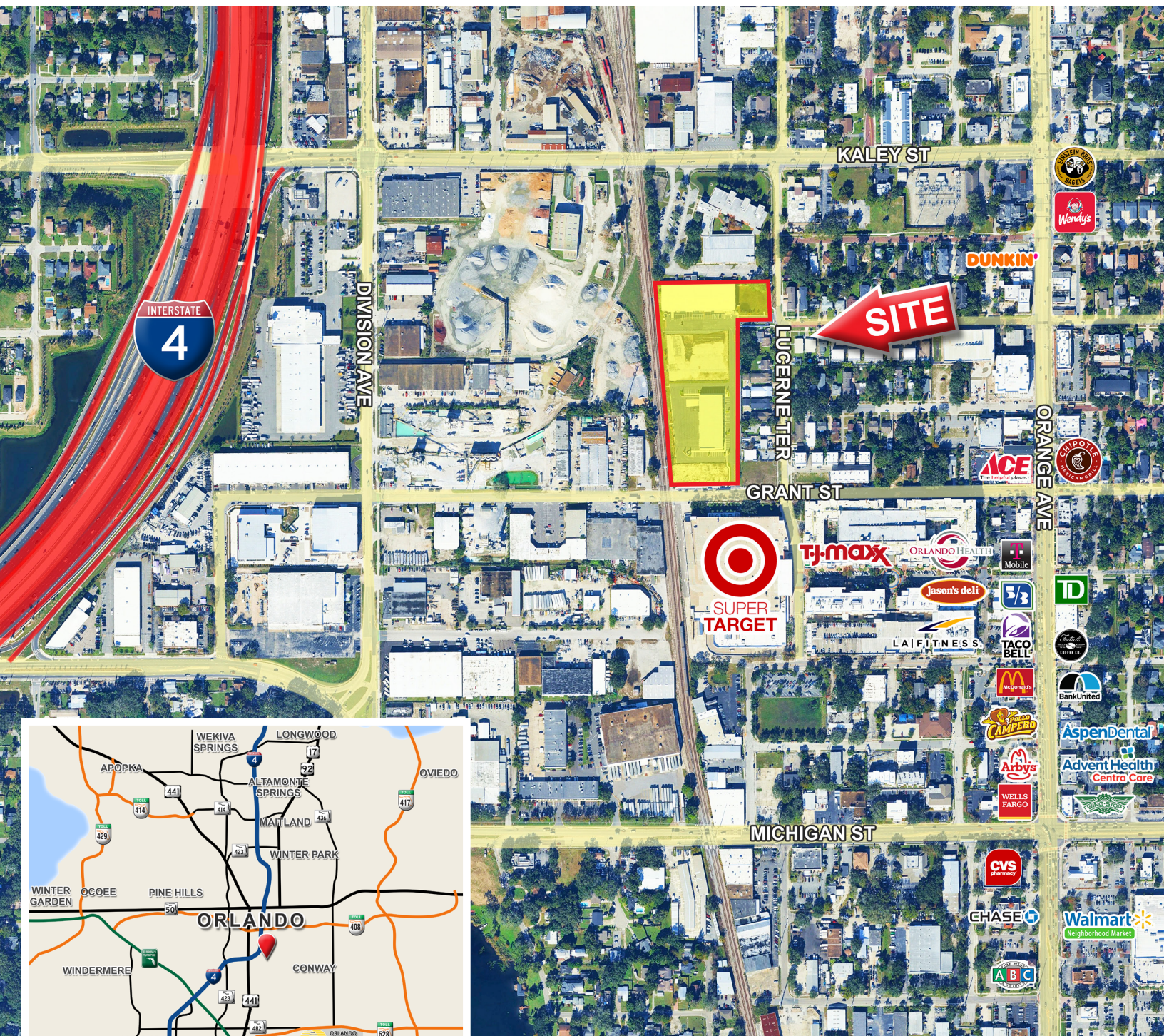


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## LOCATION AERIAL



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## PHOTOS



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