

**3600**

PARKWAY CENTER CT

**RARE 33,667 SF  
ORLANDO WAREHOUSE  
FOR SALE**

3600 PARKWAY CENTER COURT, ORLANDO, FL 32808



## KEY FEATURES

- ±32,000 SF Total Building Area
- 28' Clear Height - accommodates racking, distribution, and vertical storage
- Robust Power Supply - 1,200+ amps, ideal for heavy equipment users
- Multiple Loading Configurations:
  - 4 Dock-High Doors
  - 1 Ramp Drive-in Door
  - 1 Hybrid Dock/Drive-In Door
- Undeveloped IOS Potential - excess land allows for trailer parking, outdoor storage, or yard expansion
- Functional Layout - supports efficient operations, logistics flow, and tenant customization
- Strategic Advantages
  - Owner-User Opportunity - secure long-term occupancy while capturing appreciation and operational control
  - Scarce IOS Component - increasingly difficult to find in infill industrial markets
  - Versatile Loading - ability to accommodate a mix of fleet vehicles, box trucks, and dock operations
  - High Power Capacity - positions the asset for a wide range of industrial and light manufacturing users

THE  
SPACE  
32,000 SF



## PROPERTY DETAILS

- Sale Price:** CALL FOR DETAILS
- Location:** 3600 Parkway Center Ct.  
Orlando, FL 32808
- Size:** 33,667 SF
- Parcel ID:** 04-22-29-6708-00-130
- Zoning:** ORL I-P/W
- Land Size:** 2.89 AC
- Parking:** 0.56/1,000
- Signage:** Building

## HIGHLIGHTS

- 16' x 21' Drive-In Door
- 10' x 10' Ramp/Dock High Combo Door,
- Four 10' x 8' Dock High Doors
- 1200+ Amps, 28' Clear Height (to the joist)
- HVAC System for Office and Partial Warehouse Space
- Large Ceiling Fan System for Warehouse Space
- Fully Sprinklered

## OVERVIEW

3600 Parkway Center Court presents a rare opportunity to acquire a ±32,000 SF industrial warehouse ideally suited for owner-users seeking functionality, scale, and long-term upside. The property combines strong physical infrastructure with flexible outdoor potential—making it highly adaptable for a range of industrial uses including distribution, manufacturing, and service-based operations.



Trey Dyer

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# LOCATION AERIAL

DOWNTOWN  
ORLANDO

**John Young Pkwy**

**Parkway Center Ct.**

THE  
SPACE

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# PROPERTY AERIAL



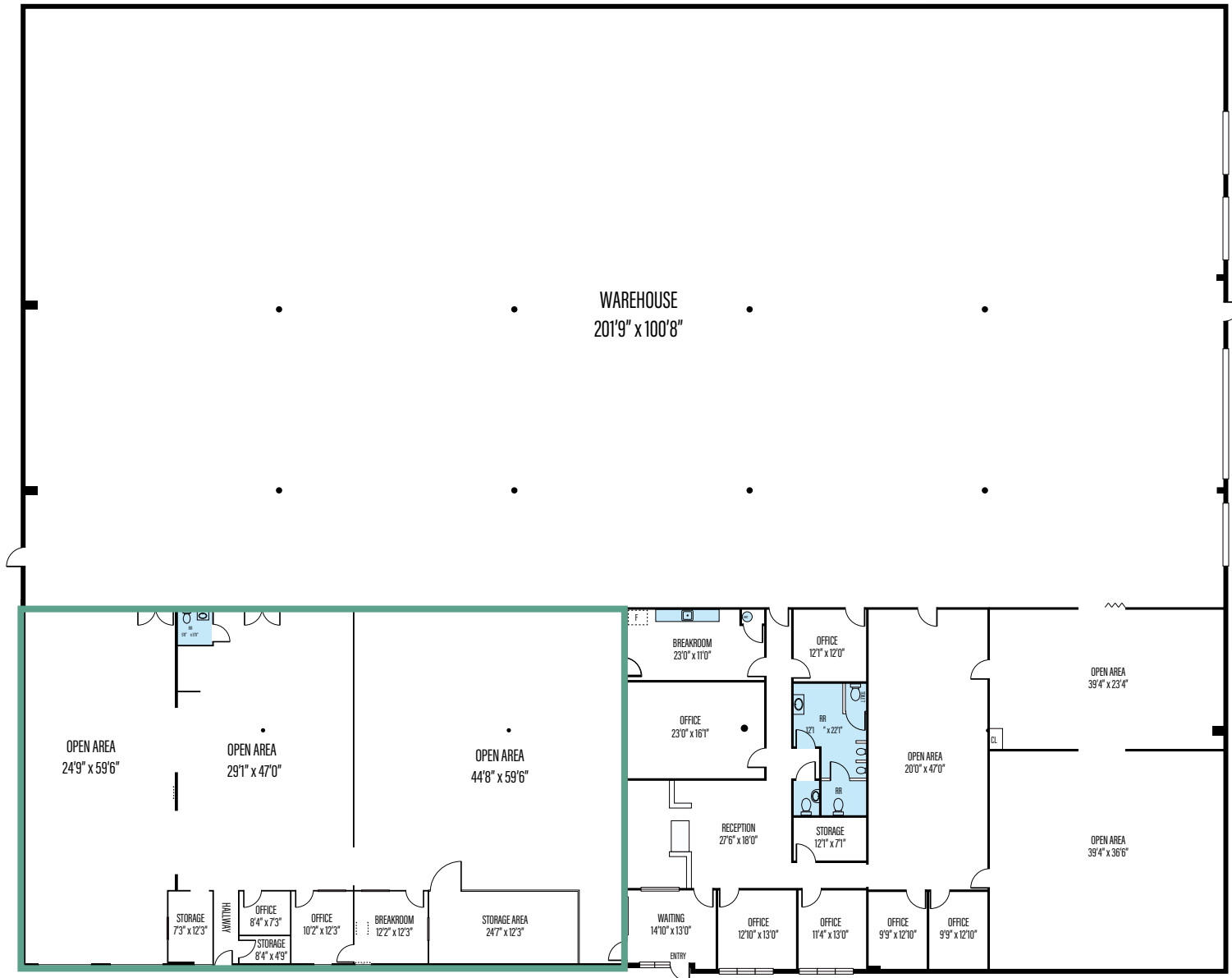
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# FLOOR PLAN 33,667 SF TOTAL

MAIN SPACE: 6,310 SF

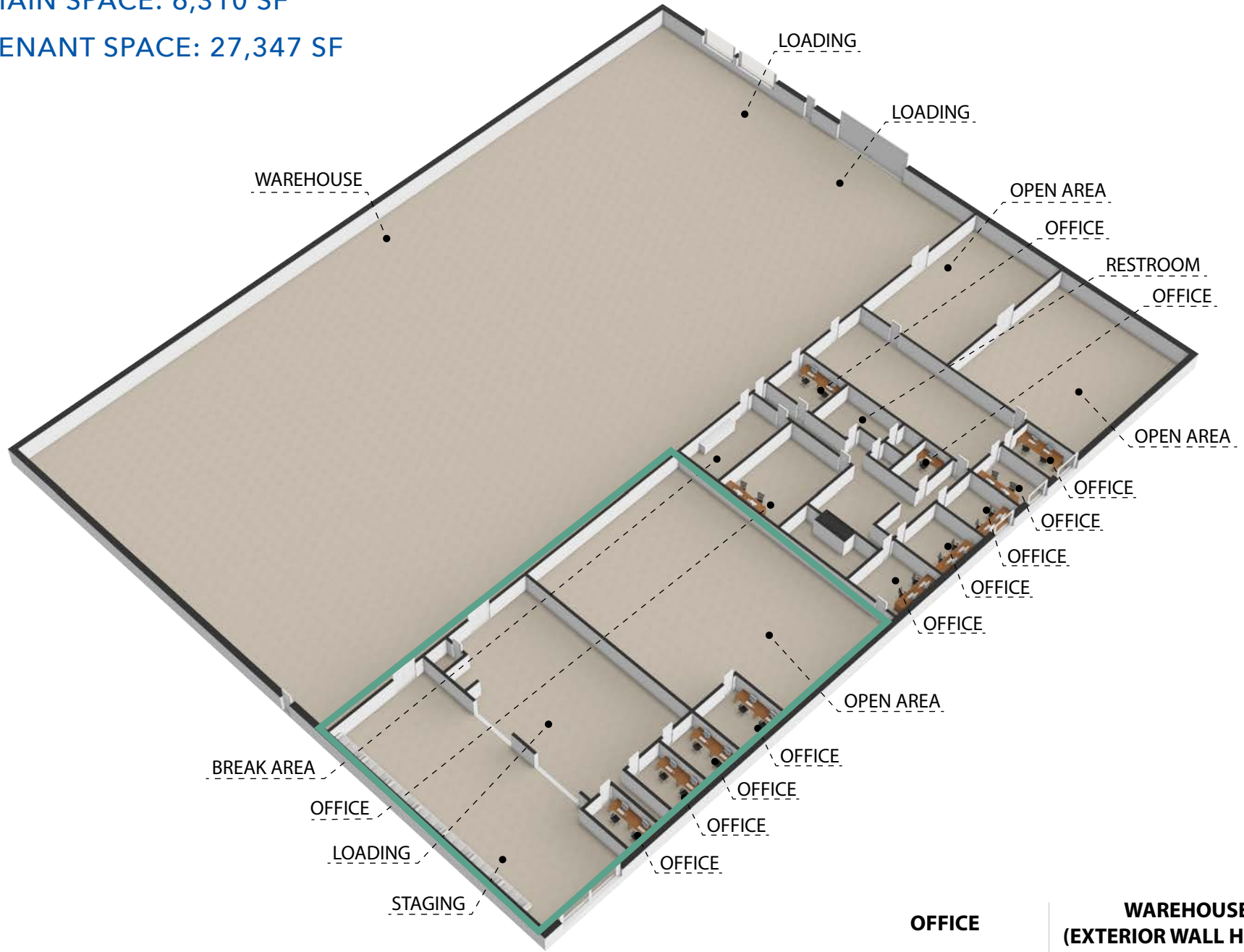
TENANT SPACE: 27,347 SF



# SPACE LAYOUT 33,667 SF TOTAL

MAIN SPACE: 6,310 SF

TENANT SPACE: 27,347 SF



**OFFICE**  
CEILING HEIGHT : 8'0"

**WAREHOUSE**  
**(EXTERIOR WALL HEIGHT)**  
CEILING HEIGHT : 20'0"

# INTERIORS | MAIN - OFFICE



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# INTERIORS | MAIN - WAREHOUSE



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# INTERIORS | TENANT AREA



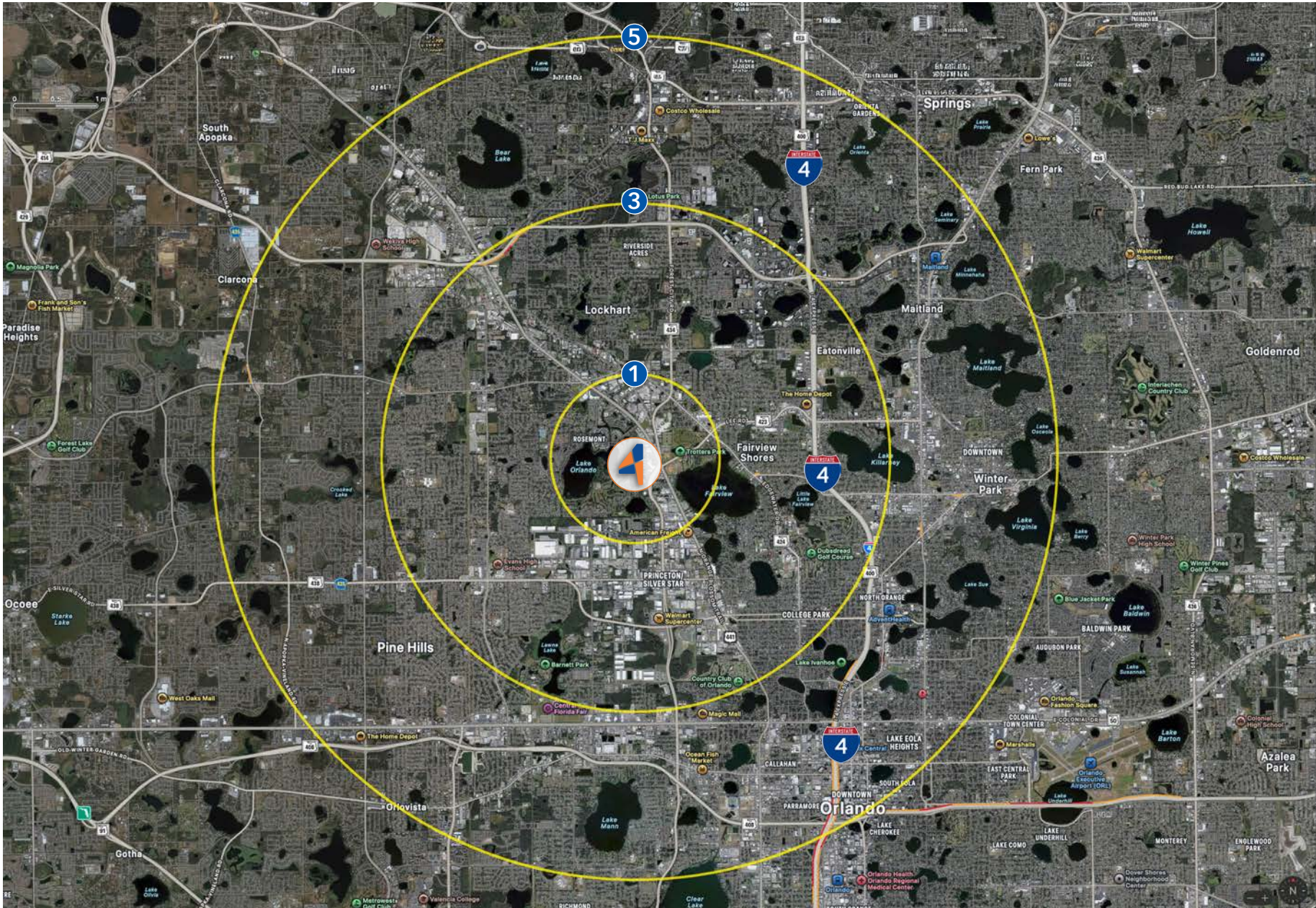
# FRONT LOADING DOCKS



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# LOCATION MAP



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