



**7500 TPC Blvd  
Orlando, FL 32822**

**Sale Price: \$3,825,500**

**Suites 1-3:**

*Total:* **11,250 ± SF**  
*Office:* **3,000 ± SF**  
*Warehouse:* **8,250 ± SF**  
*Ceiling Height:* **22'-24'**  
*Doors:* **(4) Dock 9'x 9'**  
**(1) Dock 10'x 14'**  
**(1) Grade 14'x 14'**

*Orlando Zoning:* **I-P**  
*Parking Ratio:* **3/1,000 SF**  
*Power:* **3 Phase 208A/120V**  
*Construction:* **Tilt Wall, 2016**  
*2025 Property Tax:* **\$35,895.69**  
*Association Fees (est.):* **\$3.05 PSF**



**Located Close To Orlando  
International Airport With Quick  
Access To SR 436 and SR 528**

**Chuck McNulty**  
**Broker**

Mobile: (407) 619-4245

Chuck@mcnultygroupinc.com

Office Address:  
2315 Lynx Lane  
Suite # 6

Orlando, Florida 32804  
www.mcnultygroupinc.com