



McNulty Group
Incorporated

FOR SALE



**7500 TPC Blvd
Orlando, FL 32822**

**Chuck McNulty
Broker**

Mobile: (407) 619-4245

Chuck@mcnultygroupinc.com

Office Address:
2315 Lynx Lane
Suite # 6
Orlando, Florida 32804
www.mcnultygroupinc.com

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**

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