



For Sublease

Expiration:12/31/26

\$8.50 PSF
\$3.23 OPEX

Contact us:

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Colliers Orlando

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2351 Investors Row

Orlando, FL 32837

This location offers immediate access to major transportation routes including Orange Blossom Trail (US 441), the Beachline Expressway (SR 528), and Florida's Turnpike. It is conveniently situated less than two miles from both John Young Parkway and Sand Lake Road, and just five miles from Interstate 4 (I-4), providing excellent connectivity throughout the Orlando area and beyond.

Space Specifications:

Available Space:	156,000 sf	Sprinkler System:	ESFR
Loading Type:	Rear-Loading	Truck Court	180'
Dock-High Doors:	18, with high-end dock equipment	Trailer Parking:	40
Drive-In Doors:	1 Drive-in (8' x 10' door)	Auto Parking:	80
Column Spacing:	40' x 40'	Building Depth:	261'
Office:	4,743 sf of Main Office with additional shipping office and remote restrooms	Clear Height:	32'

Additional Amenities:

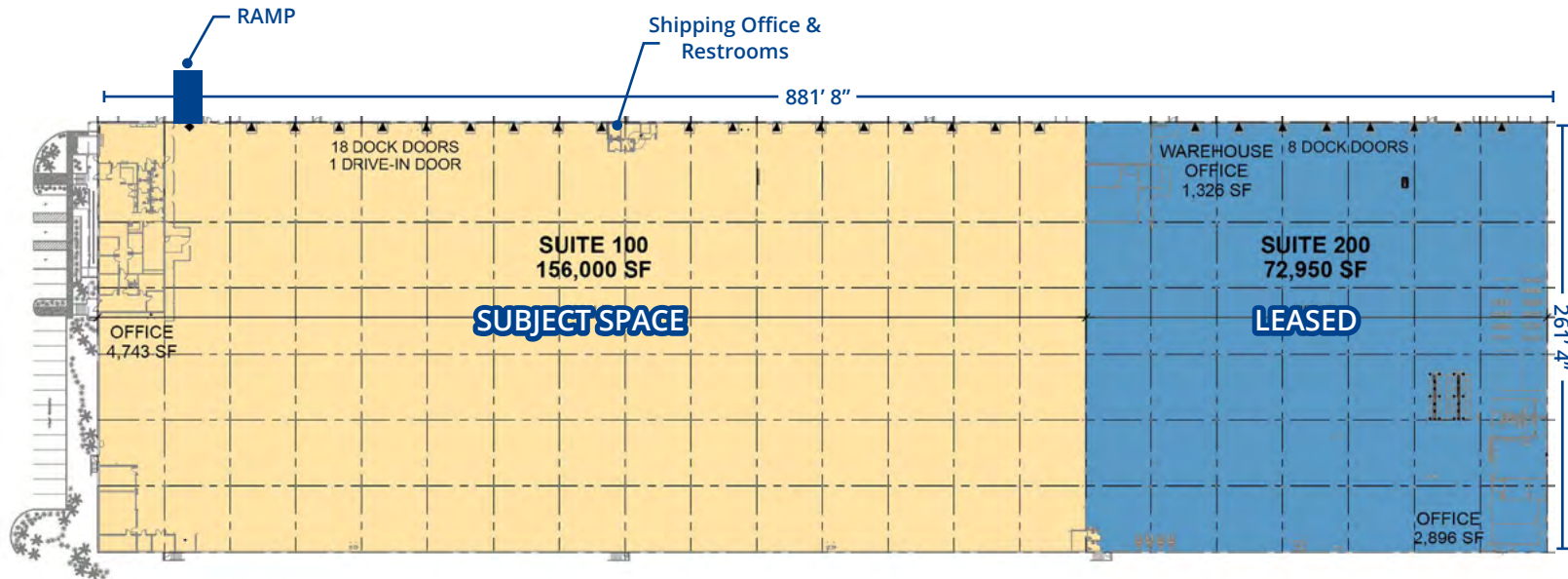
- > Guard Shack
- > 3 HVLS Fans
- > Wall Mounted Exhaust Fans
- > Indoor Wash Bay with Floor Drain
- > Alarm And Wi-Fi Systems In Place

Accelerating success.



Site Plan

Colliers



- ▼ Dock Doors
- ◆ Drive-in Doors
- Available
- Leased



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