

## Downtown Orlando Warehouse



### OFFERING SUMMARY

Sale Price:	Market Conditions
Building Size:	8,099 SF
Lot Size:	.40 Acres
Zoning:	City of Orlando I-G

### PROPERTY OVERVIEW

First time ever for sale - same ownership since built.  
Free-standing Downtown Orlando Warehouse  
Heart of Industrial District  
Perfect for Owner-User  
Rare, dock-high in a smaller building

### PROPERTY HIGHLIGHTS

- New roof 2022
- 3 dock-high, roll-up doors (1 covered)
- 3 phase electric
- 15' to deck
- 360 sf office
- Block
- Fenced side yard
- 5-ton crane (available)
- 480 sf storage mezzanine

**LEE ZERIVITZ, SIOR, CCIM**  
Managing Partner  
407.644.CITY  
lee@citycommercial.com

**CITY COMMERCIAL**  
1101 Symonds Ave.  
Winter Park, FL 32789  
CITYCommercial.com



**FOR SALE**

**28 N. NASHVILLE AVE. | ORLANDO, FL 32805**

**Photos**

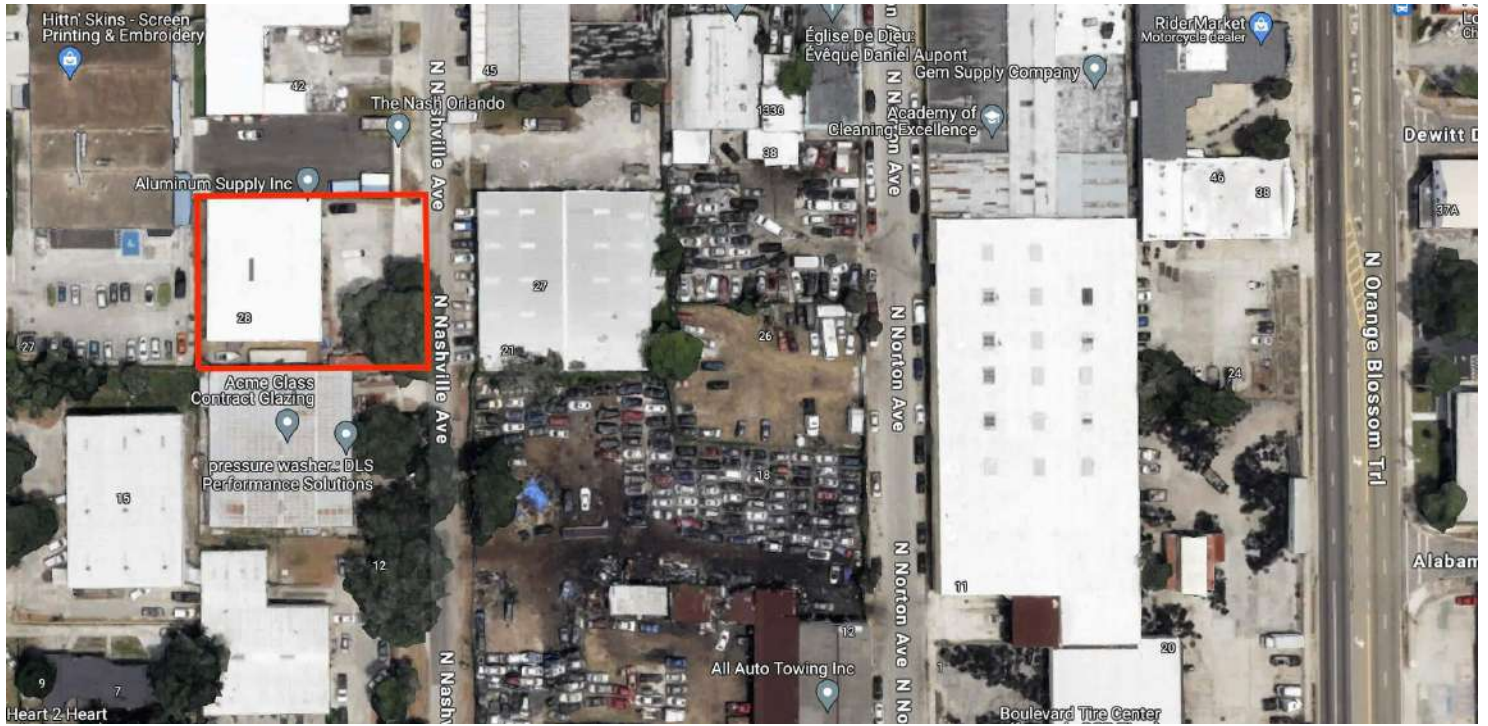


**LEE ZERIVITZ, SIOR, CCIM**  
Managing Partner  
407.644.CITY  
lee@citycommercial.com

**CITY COMMERCIAL**  
1101 Symonds Ave.  
Winter Park, FL 32789  
CITYCommercial.com



Aerial

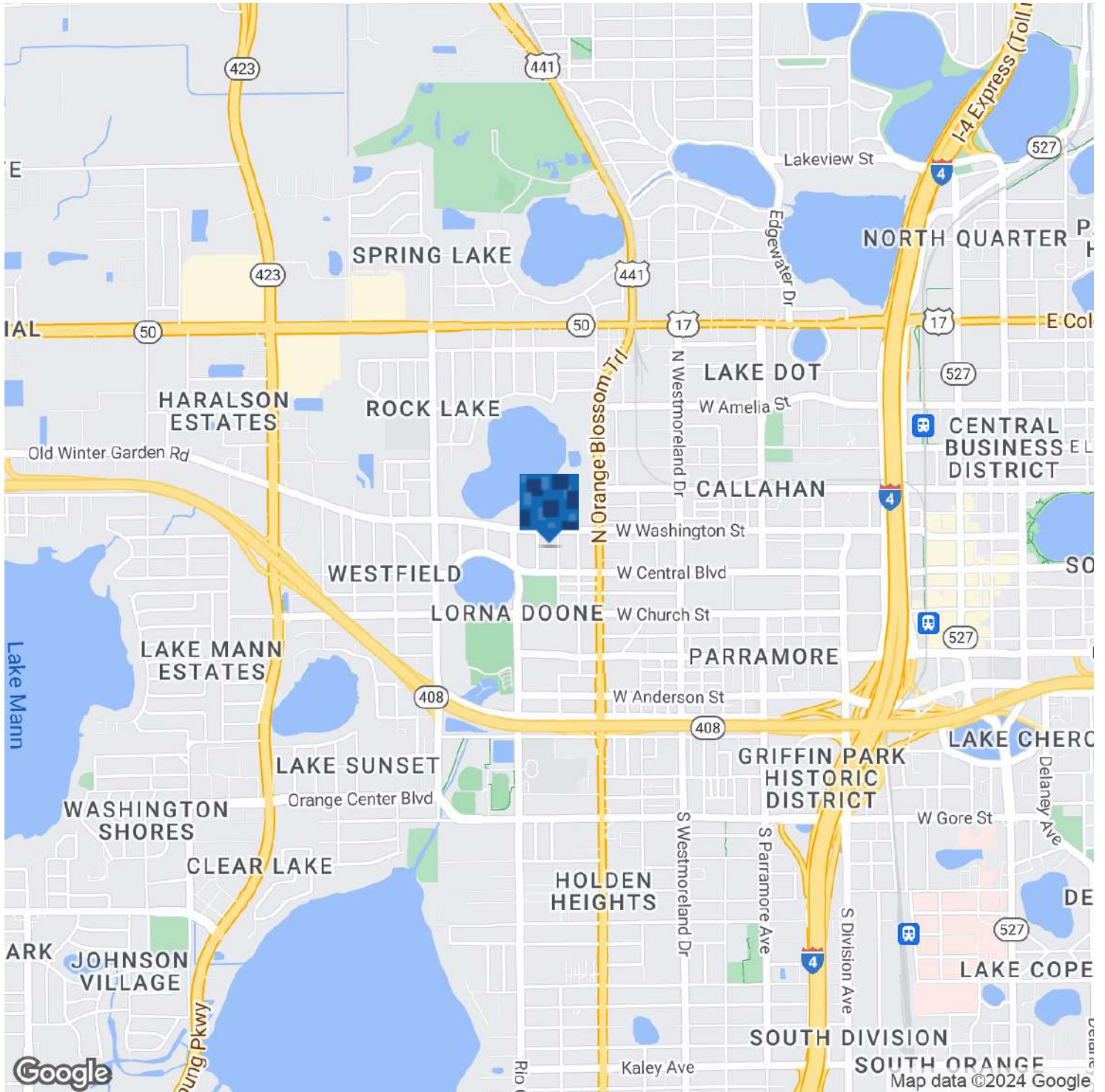


**LEE ZERIVITZ, SIOR, CCIM**  
Managing Partner  
407.644.CITY  
lee@citycommercial.com

**CITY COMMERCIAL**  
1101 Symonds Ave.  
Winter Park, FL 32789  
CITYCommercial.com



Location Map



**LEE ZERIVITZ, SIOR, CCIM**  
Managing Partner  
407.644.CITY  
lee@citycommercial.com

**CITY COMMERCIAL**  
1101 Symonds Ave.  
Winter Park, FL 32789  
CITYCommercial.com

