

\$4,500,000



4539 36th St, Orlando, FL 32811

Chuck McNulty
Broker

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Building Size: **15,085 ± SF**
Year Built: **1998**

Suite 1:
Suite Size: **9,485 ± SF**
Office: **2,605 ± SF**
Warehouse: **6,880 ± SF**
Doors: **(4) 12' x 12' Grade**
Ceiling Ht: **15'-16.5'**
Power: **3 Phase/400A/120V**

Suite 2:
Suite Size: **5,600 ± SF**
Office: **1,400 ± SF**
Warehouse: **4,200 ± SF**
Doors: **(2) 12' x 12' Grade**
Ceiling Ht: **15'-16.5'**
Power: **3 Phase/400A/120V**

Property Features:
Land Area: **0.96 Acres**
Orange Zoning: **I-P**
Property taxes: **\$34,068.89**



