



## FREESTANDING SERVICE BUILDINGS WITH OUTDOOR STORAGE

# FOR LEASE

3145-3165 N. John Young Pkwy

Orlando, FL 32804

## PROPERTY DETAILS

- **2 Buildings** totaling **14,880 SF** on **2.46 Acres** of Fenced Land Zoned IC/W
- Great Car Lot/ Equipment Rental Location with multiple access points
- **Building 1: 3145 N. John Young Parkway:** 8,280 SF building built in 2003 with 9 grade level doors, and 1,175 SF of office/showroom renovated in 2022 and 6,025 SR of warehouse space with 18' clear and 1,080 SF canopy out back. 70+ parking spaces (9/1000) and concrete parking lot with drive thru access to Hansrob Rd.
- **Building 2: 3165 N. John Young Parkway:** 6,600 SF building built in 2004 with 3 grade level doors, and 1,723 SF of office and 4,877 SF of warehouse
- Close to Silver Star Road, Princeton St, Orange Blossom Trail and HW 50 and close to Downtown Orlando and easy access to I-4
- 50,500 Vehicles/Day, 400' of Frontage +/- on John Young Parkway
- Existing Large Poles sign and Building Signage for both properties.
- **Landlord is willing to divide the property into 2 units for a Credit Tenant**



**RESULTS**  
REAL ESTATE PARTNERS, LLC

**5-Year Minimum Lease - \$40,000 ABSOLUTE NNN**

This information is from sources we deem reliable and is subject to prior sale, lease, withdrawal without notice, or change in prices, rates, or conditions. No representation is made as to the accuracy of any information furnished.

Vincent Wolle, CCIM, SIOR / (407) 448-1823 / CREManager@gmail.com

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## Results Real Estate Partners, LLC

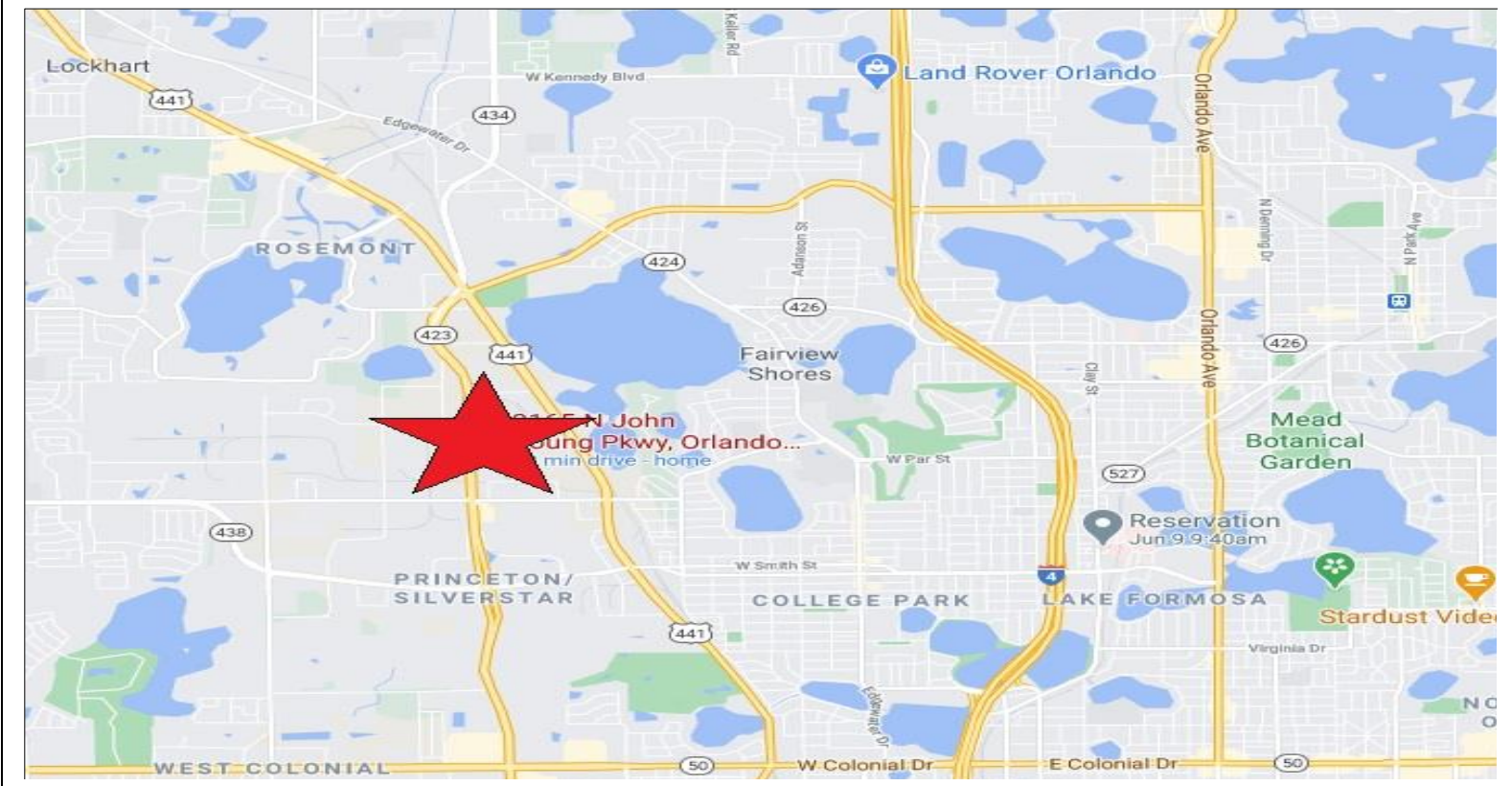
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