



## FOR SALE : 3.64 Acre Industrial Site

- ✓ For Sale with all approvals and plans
- ✓ Engineered, permitted plans for paved, lighted, fenced & secured facility with 2 access points
- ✓ Site plan shows 98 truck spaces
- ✓ Potential to modify striping and circulation layout to suit alternate parking or other
- ✓ Immediately east of Class-A Beltway Commerce Center with tenants including Disney, Home Depot, Walgreens, etc.
- ✓ Zoned IND-2/IND-3, Industrial District, Orange County
- ✓ One mile from full interchange with the Central Florida Greenway (Eastern Beltway/SR 417)
- ✓ 10-minute drive to Orlando International Airport via the Greenway and Beachline Expressway

### Beltway Commerce Center

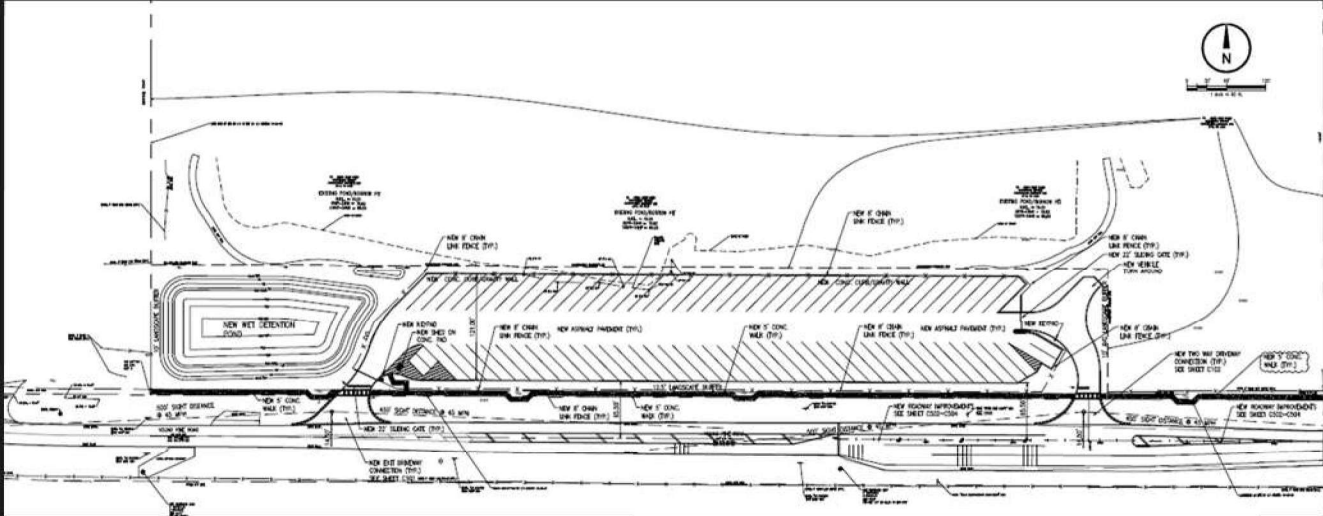
Beltway Commerce Center is a master planned industrial park comprising over 73 acres in SE Orlando. The park benefits from immediate access to SR 417.

Come join current tenants including Walgreens, Home Depot, Walt Disney, Amazon, Carrier, and many more!

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### Property Summary

Address	5801 Young Pine Rd Orlando, FL 32829
County	Orange County
Municipality	Unincorporated
Parcel ID	31-23-16-0000-00-002
Flood Zone	N/A
Site Size	3.64 Acres Net and Gross
Frontage	1100 ft of Frontage on Young Pine Rd
Zoning	IND-2/IND-3, Industrial, Orange County



**ASKING PRICE \$1,200,000**

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