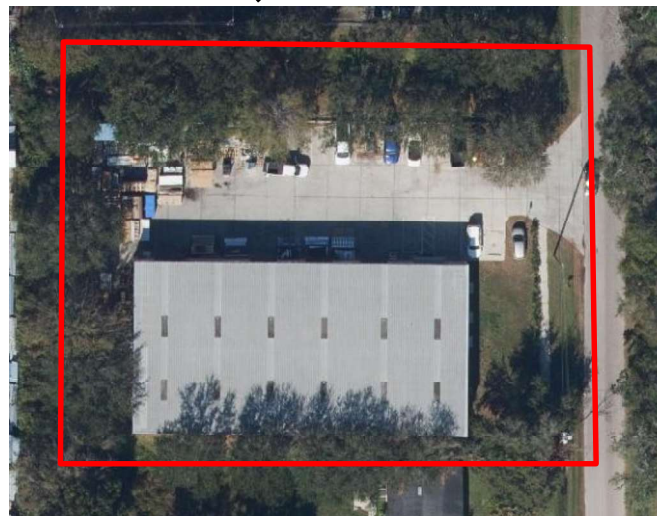


# FOR SALE OR LEASE



## 3108 Friendly Ave Orlando, FL 32808

<i>Building Size:</i>	<b>12,080 ± SF</b>
<i>Warehouse:</i>	<b>10,448 ± SF</b>
<i>Office:</i>	<b>1,632 ± SF</b>
<i>Land:</i>	<b>1.14 ± Acres</b>
<i>Doors:</i>	<b>(3) 12'x12' Grade</b> <b>(1) 14'x14' Grade</b>
<i>Ceiling Height:</i>	<b>16'-18'</b>
<i>Orange Zoning:</i>	<b>IND-2/IND-3</b>
<i>Year Built:</i>	<b>2003</b>
<i>Construction:</i>	<b>Metal</b>
<i>2023 Taxes:</i>	<b>\$21,215.87</b>
<i>Power:</i>	<b>3 Phase 400 Amp</b>



**Chuck McNulty**  
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