



**McNulty Group**  
Incorporated

# FOR SALE/LEASE

**\$1,750,000**



**Chuck McNulty**  
**Broker**

Mobile: (407) 619-4245

Chuck@mcnultygroupinc.com

Office Address:  
2315 Lynx Lane  
Suite # 6

Orlando, Florida 32804

[www.mcnultygroupinc.com](http://www.mcnultygroupinc.com)

**1700 S Division Ave, Orlando, FL 32805**

<i>Building Size:</i>	<b>4,698 <math>\pm</math> SF</b>
<i>Office:</i>	<b>930 <math>\pm</math> SF</b>
<i>Warehouse:</i>	<b>3,768 <math>\pm</math> SF</b>
<i>Lot Size:</i>	<b>0.31 <math>\pm</math> Acres</b>
<i>Ceiling Height:</i>	<b>14'</b>
<i>Construction:</i>	<b>Block</b>
<i>Year Built:</i>	<b>1966</b>
<i>Orange Zoning:</i>	<b>I-G/T/AN/SP</b>
<i>2025 Taxes:</i>	<b>\$12,631.14</b>
<i>Additional Features:</i>	
• <b>Paved</b>	
• <b>100% Air Conditioned</b>	
<i>Asking Price:</i>	<b>\$1,750,000.00</b>
<i>Lease Rate:</i>	<b>\$25 PSF NNN</b>
<i>Op Ex:</i>	<b>Call to Inquire</b>



McNulty Group, Inc. is the agent of the Landlord or Seller of this property and will be paid by the Landlord or Seller. All information furnished with respect to the subject property has been obtained from sources deemed reliable. No representation as to accuracy thereof is made. This offering is subject to errors, omissions, prior sales or withdrawal without notice.

