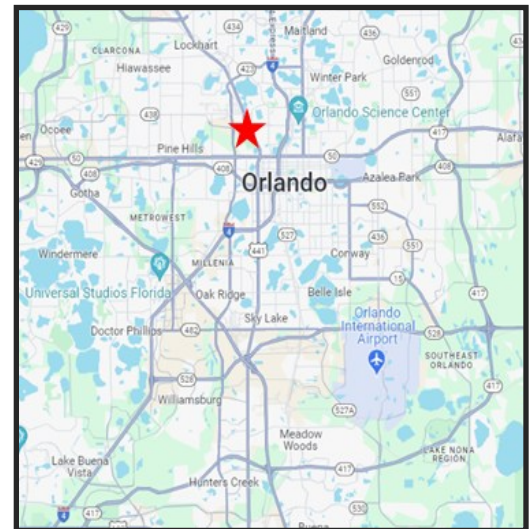




3930 N. Orange Blossom Trail, Orlando, FL 32804

Property Details:

- ◆ 12,000 sf dock-high brand new concrete tilt wall warehouse
- ◆ (1) 14w X 14h roll-up door
- ◆ Clear Height 24'-26'
- ◆ 2 points of ingress/egress
- ◆ Frontage on Orange Blossom Trail (with room for a monument sign)
- ◆ Orange County zoning ORG-RSTD IND-1/IND-5
- ◆ Property offers immediate access to Orange Blossom Tr. And Silver Star Rd., within 2 miles of Princeton St., John Young Pkwy., and Colonial Dr., and less than 5 miles from I-4 and 408.
- ◆ **LEASE RATE:**
 - ◆ \$15.25 NNN/psf, for shell space
 - ◆ \$18.25 NNN/psf, inclusive of \$3 psf in office buildout TI



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