

DISTRIBUTION – STORAGE – LIGHT MANUFACTURING – PARTS ASSEMBLY

17,228 SF WAREHOUSE / OFFICE



Attention warehouse/distribution/manufacturing/storage users! KW Commercial is pleased to offer for lease a 17,228 SF free-standing office/warehouse space with parking in highly desirable east Orange County on FL 50/Colonial Avenue. The entire building is immediately available for a qualified tenant.

The attractive and well-kept facility was built in 2018. The building includes 2,002 Sf of finished office and restrooms. The office space includes five executive offices and a climate controlled large open workspace. The larger open warehouse is 15,226 SF. The warehouse is not presently climate controlled. The warehouse space has five man-doors and one roll-up door at the rear of the unit. The warehouse ceiling has a height of 26' at the center point. The unit provides ample parking and an asphalt parking loading area of approximately .33 AC providing access to the rear of the unit.

The property is located along US Hwy 50/ E. Colonial Drive in Eastern Orange County. The site is one mile east of the western terminus of the Central Florida Toll-way, 408. Avalon Park Boulevard is one half mile to the east. The surrounding properties are mixed retail, commercial, restaurants and offices and vacant acreage undergoing significant development. The University of Central Florida, the area's major employer, is located within two miles to the northwest of the property.

\$17.00 PSF Modified Gross + \$2.85. Exp (est) - For Multi-Year (5) Lease - Call Broker For Details

**IMMEDIATELY AVAILABLE FOR LEASE!
14180 E. COLONIAL DR, ORLANDO, FL 32826 BUILDING C**



Mark Arnold 407-353-6391 marnold@kwcommercial.com
KW COMMERCIAL - PARKS COMMERCIAL GROUP, LLC 3657 N MAGUIRE, SUITE 100, ORLANDO FL

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PROPERTY FEATURES

17,228 Lease-able Square Feet

26' Clear Height at Center

1/3 Acre Paved Yard

2,002 Office Suite

15,226 Open Warehouse

Sprinklered – Wet System

One Roll-Up / Three Man-Doors

3 Phase Electrical Service

Built in 2018

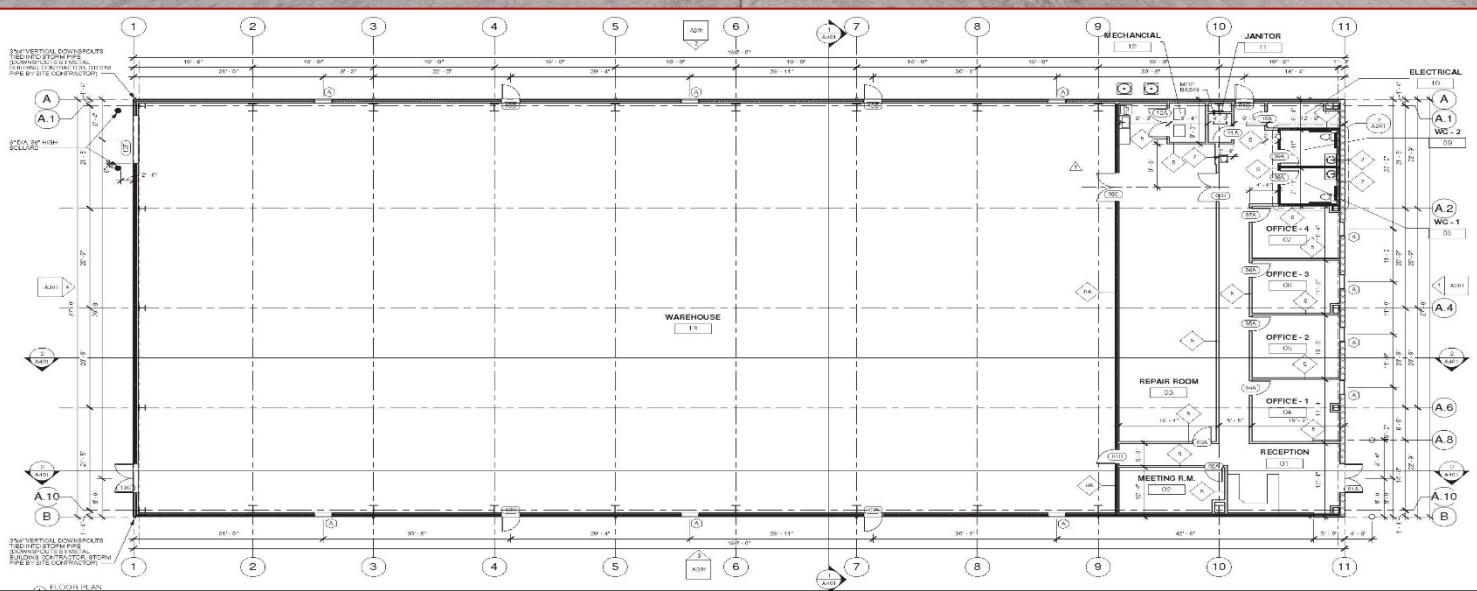
Clean - Attractive

Ample Parking

Zoning – Orange County RSTD-C1

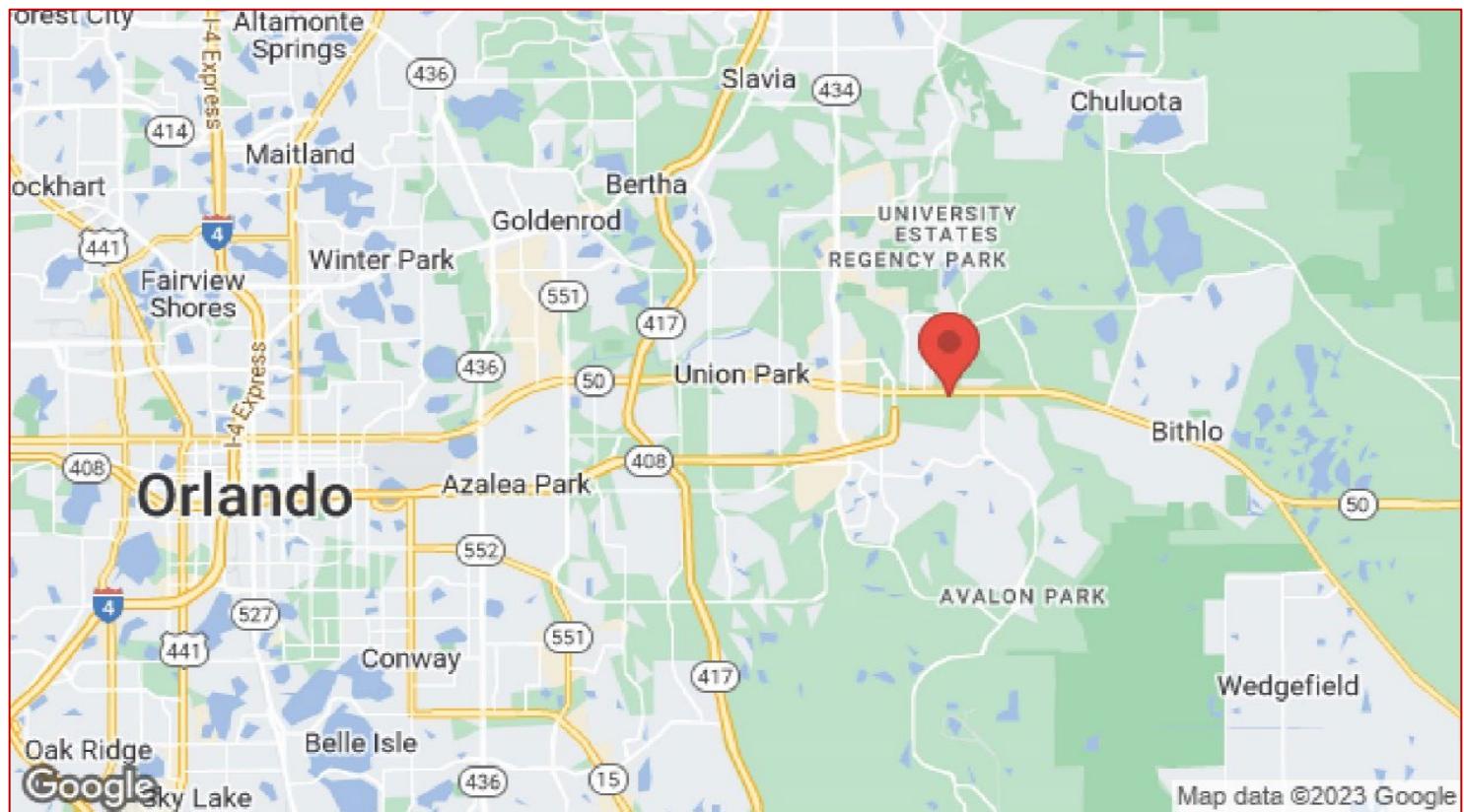
Highly Desirable Location

Easy Access to the 408



FLOOR PLAN: 15,226 SF WAREHOUSE - 2,002 OFFICE

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CONVIENENT EASTSIDE ORLANDO LOCATION!



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AMPLE BUSINESS SPACE AND STORAGE YARD

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