

AIR-CONDITIONED WAREHOUSE

For lease

1319 South Division Avenue, Orlando, FL 32805

3,600± SF available

 **JLL** SEE A BRIGHTER WAY

Property details

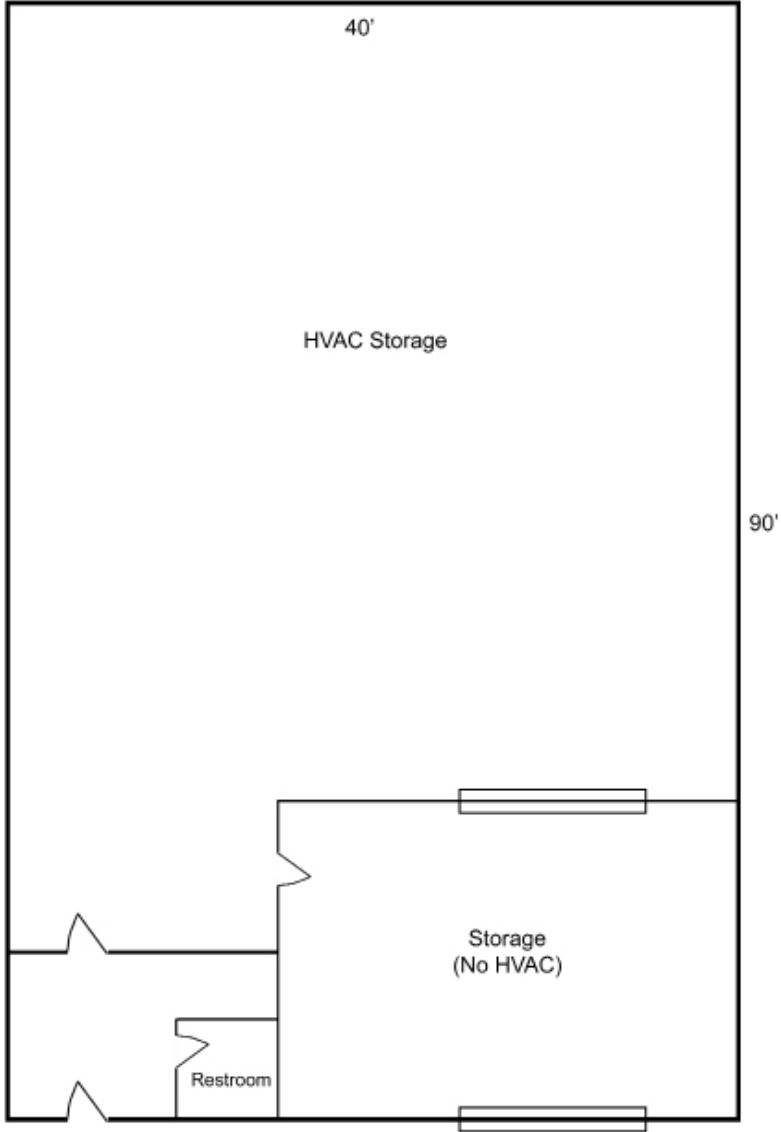
Property specifications

- 3,600± SF free-standing building
- 12' clear height
- One 12' x 12' exterior grade door
- One 12' x 10' interior grade door
- Front load
- 200 amp, 277/480 volt, 3 phase power
- Block construction
- Built in 1987
- 0.15 acres
- Zoned I-G/T/AN, City of Orlando
- Secured fenced parking
- Approx. 80% to 85% air-conditioned with potential to fully air-condition building
- ~~\$4,800~~ \$4,500/mo + taxes and utilities



	30 minutes	60 minutes	120 minutes
Total population	3,877,806	6,540,667	10,055,001
Total households	1,470,052	2,558,726	4,010,856
Average HH income	\$94,876	\$91,944	\$93,550
Total businesses	155,617	256,099	396,030
Total employees	1,654,169	2,658,951	4,013,717

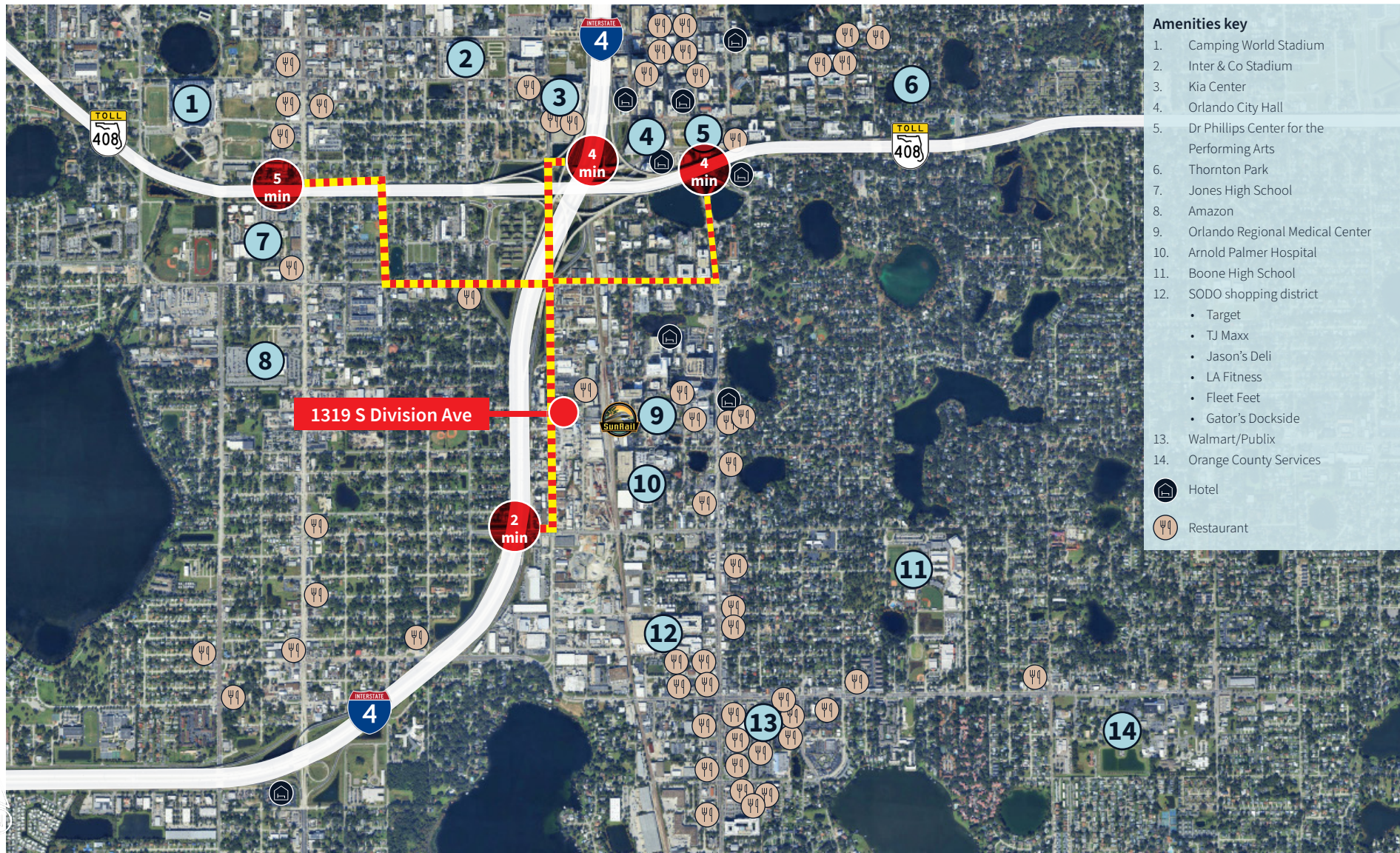
Floor plan



Property photos



Access and amenities



Location

Advantages

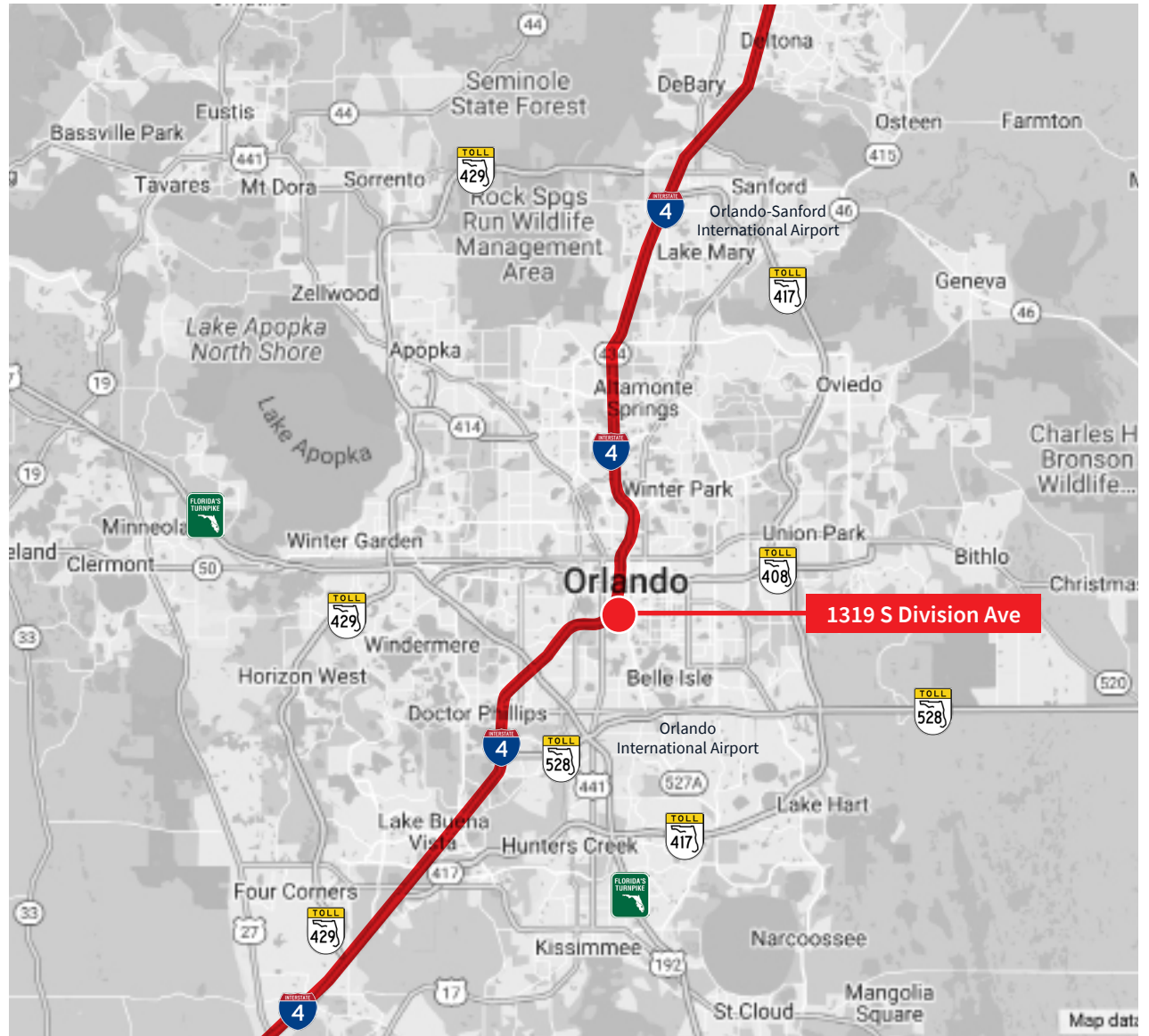
- Provides immediate access to Interstate 4 and excellent access to US Highway 441 and the East-West Expressway (SR 408)
- Located just south of Downtown Orlando and its numerous amenities, including SoDo, Kia Center and Dr Phillips Center for the Performing Arts
- Approximately 20 minutes to Orlando International Airport, and most major theme parks including EPCOT, Universal Studios Florida and Sea World

Drive time to

- Interstate 4 - 2 minutes
- State Road 408 - 4 minutes
- Florida's Turnpike - 9 minutes
- State Road 417 - 11 minutes
- State Road 429 - 15 minutes
- State Road 528 - 16 minutes

Distance to

- Tampa - 83.4 miles
- Jacksonville - 142 miles
- Miami - 234 miles
- Atlanta, GA - 439 miles



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