

# SOUTH ROW



## RENOVATIONS UNDERWAY

4408 SW 36TH ST | ORLANDO | FL | 32811

## FOR MORE INFORMATION:

**JOEY WOODMAN, SIOR**

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**TRAVIS HAMMOND**

407.401.1707

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**FOUNDRY COMMERCIAL**

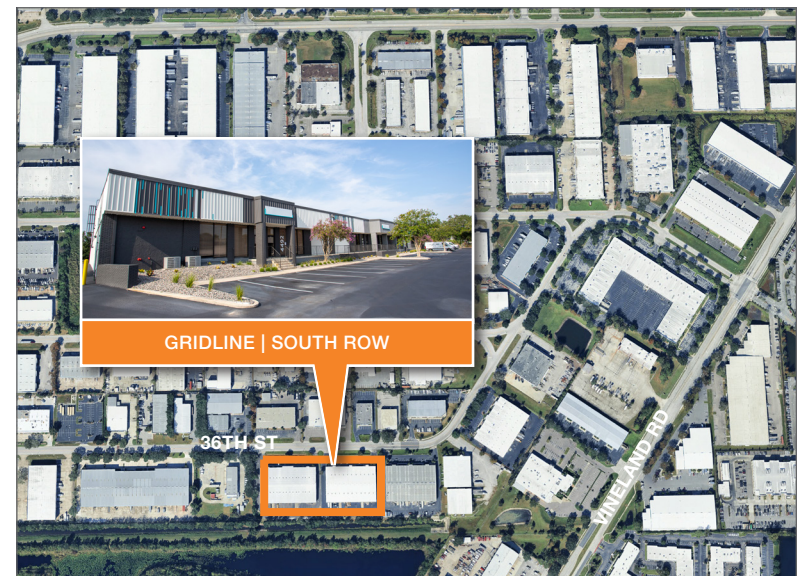
420 S Orange Ave, Suite 400  
Orlando, FL 32801

www.foundrycommercial.com



## PROPERTY FEATURES

- Modern new paint scheme
- New roof
- New Landscaping
- Resurfaced & striped parking
- High-end make ready office finish
- 277/240v, 3-phase power
- .9/1,000 parking ratio
- Frontage on 36th St, located in 33rd St Industrial Park



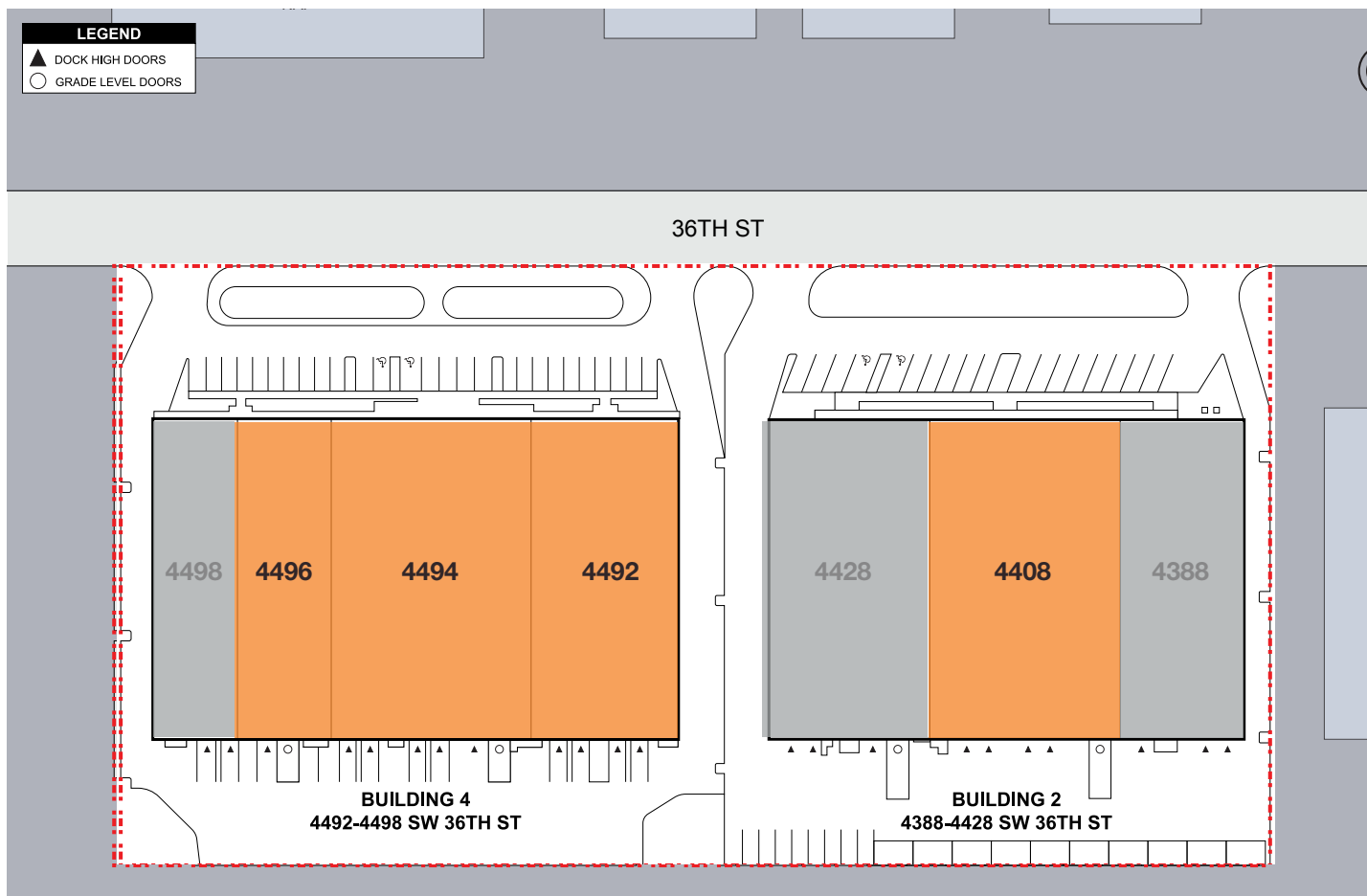
*The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.*

# SOUTH ROW

## SITE PLAN

**GRIDLINE**  
ORLANDO  
UNDER NEW OWNERSHIP

**bkm**



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### AVAILABILITIES

AVAILABLE OCCUPIED

| BLDG | SUITE | TOTAL SF | OFFICE SF | AVAILABLE |
|------|-------|----------|-----------|-----------|
| 2    | 4408  | 15,913   | 1,552     | Now       |
| 4    | 4492  | 15,474   | 2,305     | Now       |
| 4    | 4494  | 16,197   | 2,311     | Now       |
| 4    | 4496  | 10,185   | 1,871     | Now       |

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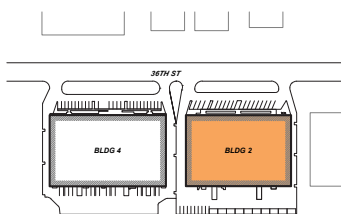


## BUILDING 2

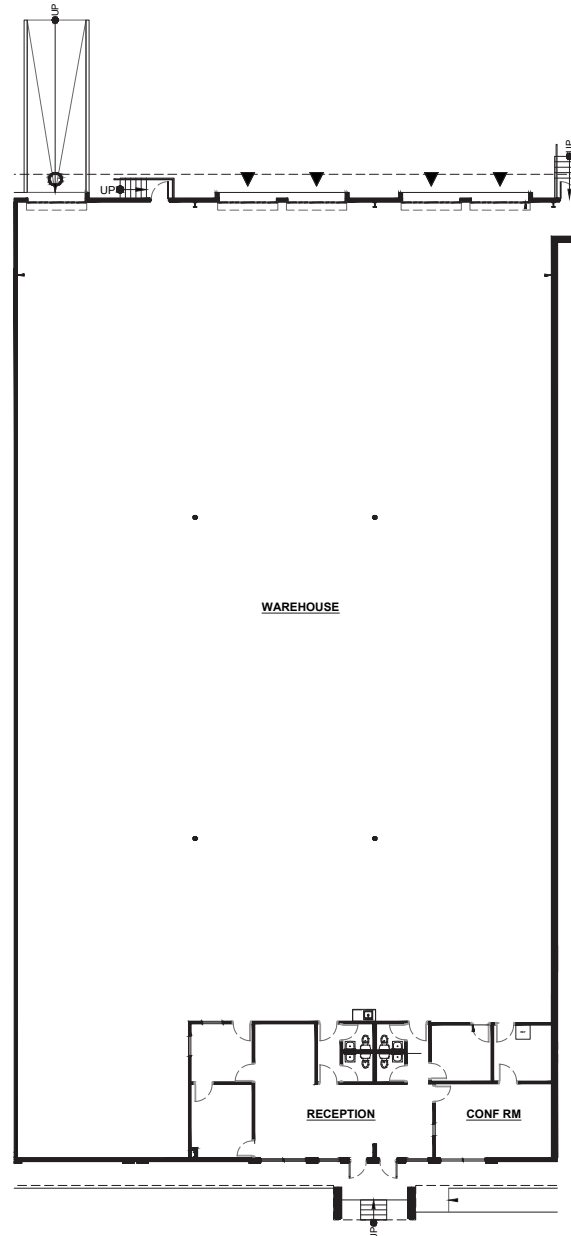
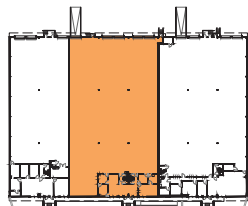
### SUITE 4408

- ±15,913 Total SF
- ±1,552 SF Office
- ±14,361 SF Warehouse
- ±17' - 24' Clear Height
- 4 Dock High Doors
- 1 Drive-in Ramp
- Call for Rate

#### SITE KEY PLAN



#### BUILDING KEY PLAN



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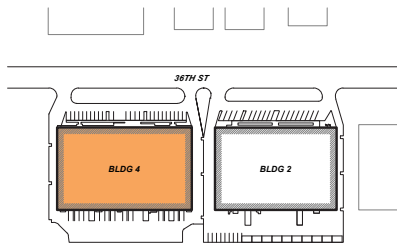


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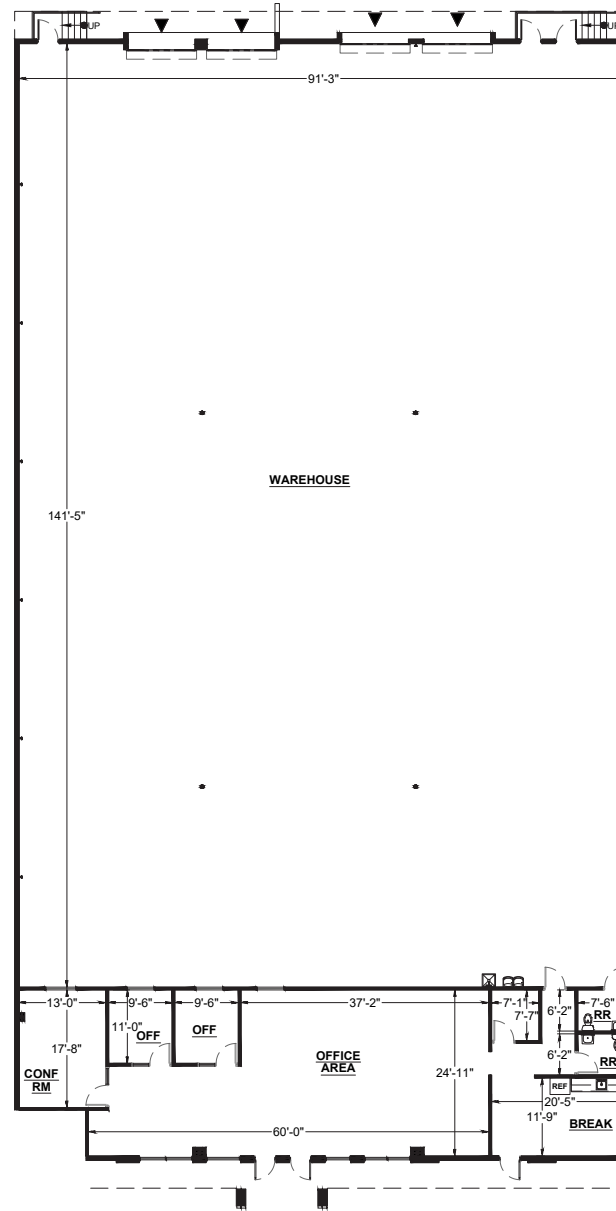
### SUITE 4492

- ±15,474 Total SF
- ±2,305 SF Office
- ±13,169 SF Warehouse
- ±17' - 24' Clear Height
- 4 Dock High Doors
- Call for Rate

## SITE KEY PLAN



## BUILDING KEY PLAN



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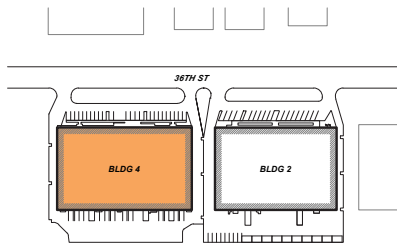


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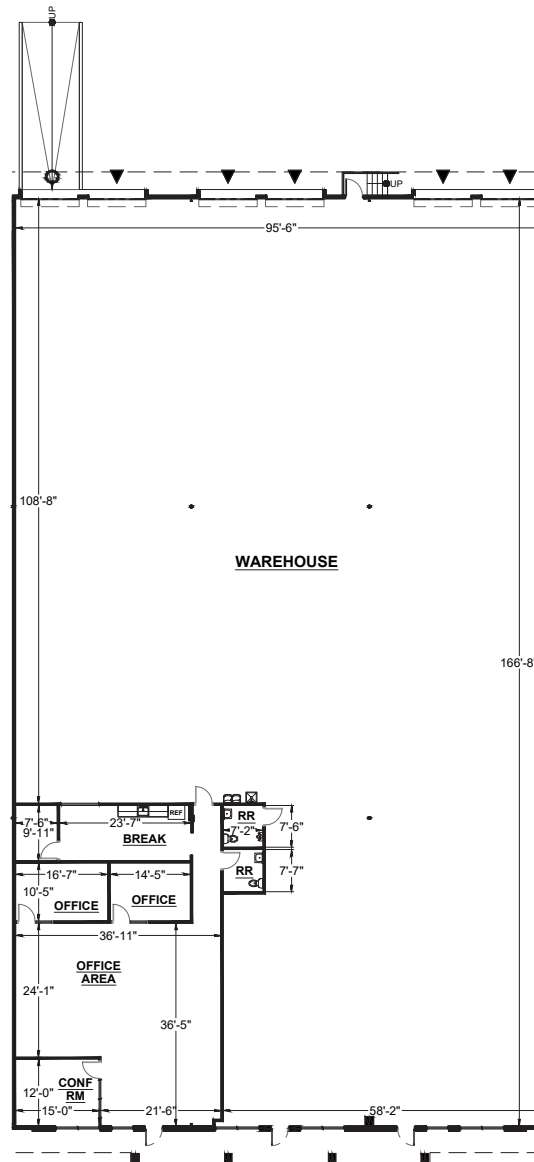
### SUITE 4494

- ±16,197 Total SF
- ±2,311 SF Office
- ±13,886 SF Warehouse
- ±17' - 24' Clear Height
- 5 Dock High Doors
- 1 Drive-in Ramp
- Call for Rate

## SITE KEY PLAN



## BUILDING KEY PLAN



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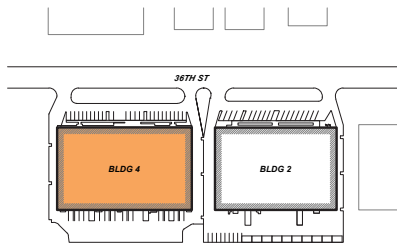


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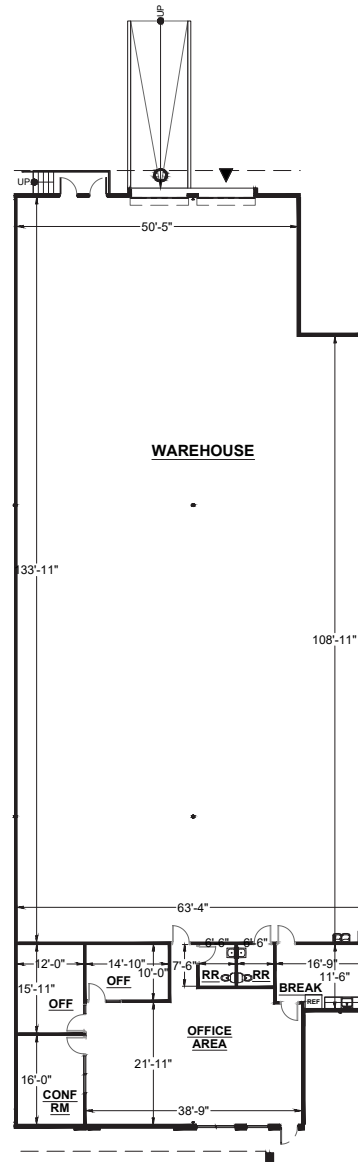
### SUITE 4496

- ±10,185 Total SF
- ±1,871 SF Office
- ±8,314 SF Warehouse
- ±17' - 24' Clear Height
- 1 Dock High Door
- 1 Drive-in Ramp
- Call for Rate

#### SITE KEY PLAN



#### BUILDING KEY PLAN



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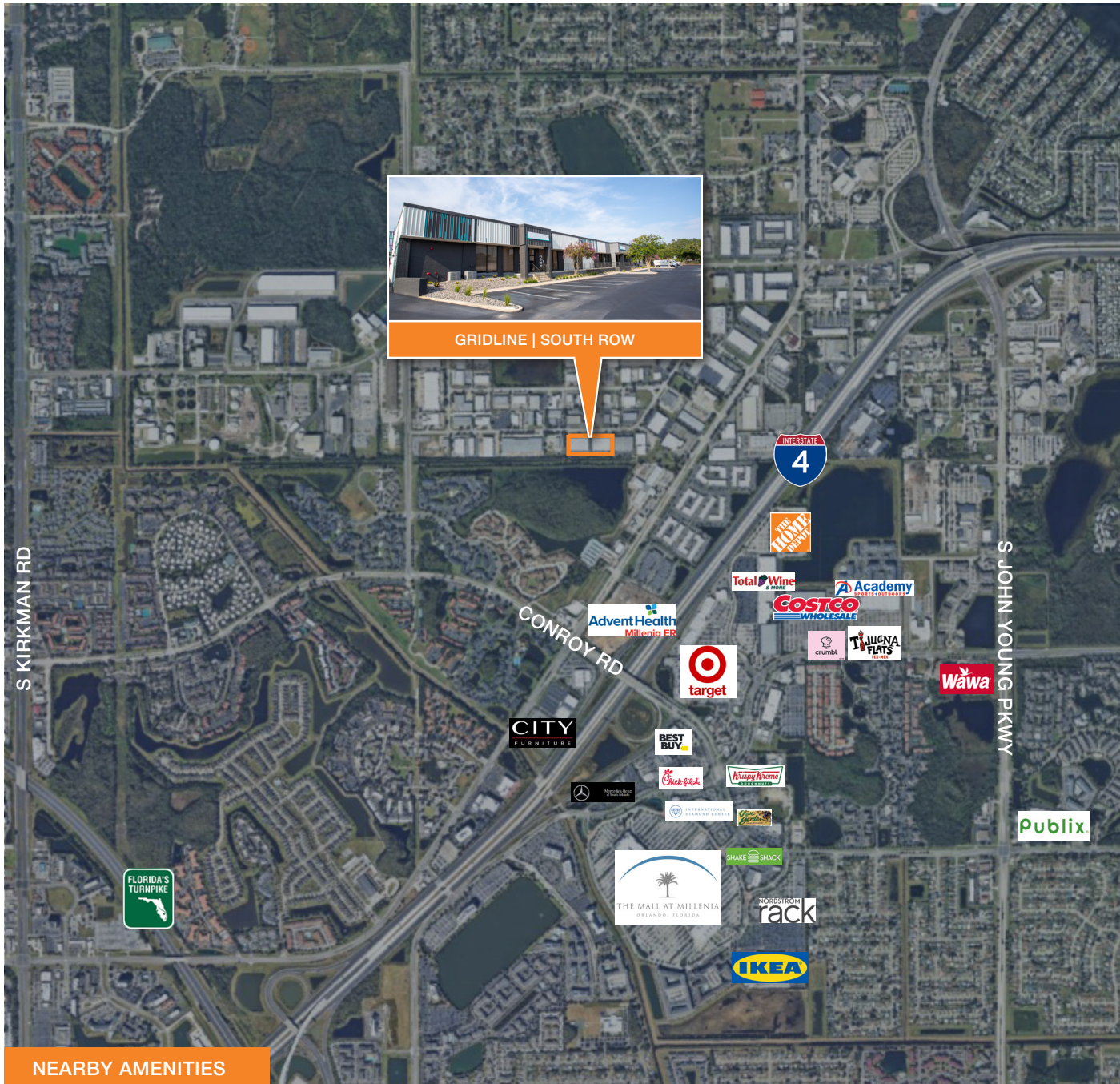


# SOUTH ROW

## AMENITIES

**GRIDLINE**  
ORLANDO  
UNDER NEW OWNERSHIP

**bkm**



### NEARBY AMENITIES

The Mall of Millenia  
Costco Wholesale  
Target  
The Home Depot  
AdventHealth Millenia ER  
Total Wine

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NEARBY AMENITIES