

REDUCED



AVAILABLE

For Sale or For Lease | Retail
(Auto Related)

PREMISES

± 13,257 RSF (div. to ± 5,997 RSF)

ASKING PRICE

\$3,495,000.00

ASKING RENT

\$13.30 NNN per RSF/Year

**ESTIMATED
2025 NNNs**

\$4.70 per RSF/Year

TERM

Negotiable

Wilshire Advisory Group is pleased to bring to market a 13,257 RSF Industrial/Retail Property for sale or for lease in the Orlando Airport/Edgewood sub-market.

Renovations Completed in 2017, with upgrades to both the warehouses and office portions of the Premises. Retail space with C-3 zoning - wholesale Commercial District.

WATCH
VIRTUAL
TOUR



Gonzalo Rioja
305.262.0246
grioja@wilshireag.com

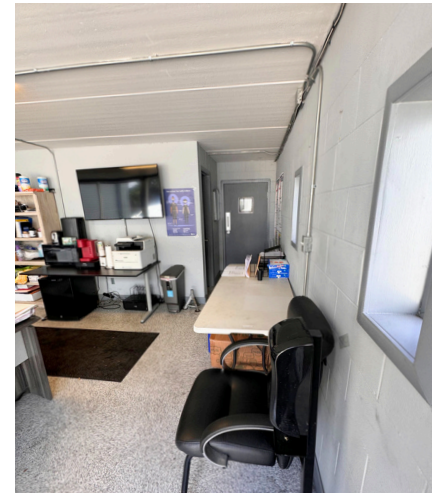
Luis Aguirre
305.262.0246
luis@wilshireag.com

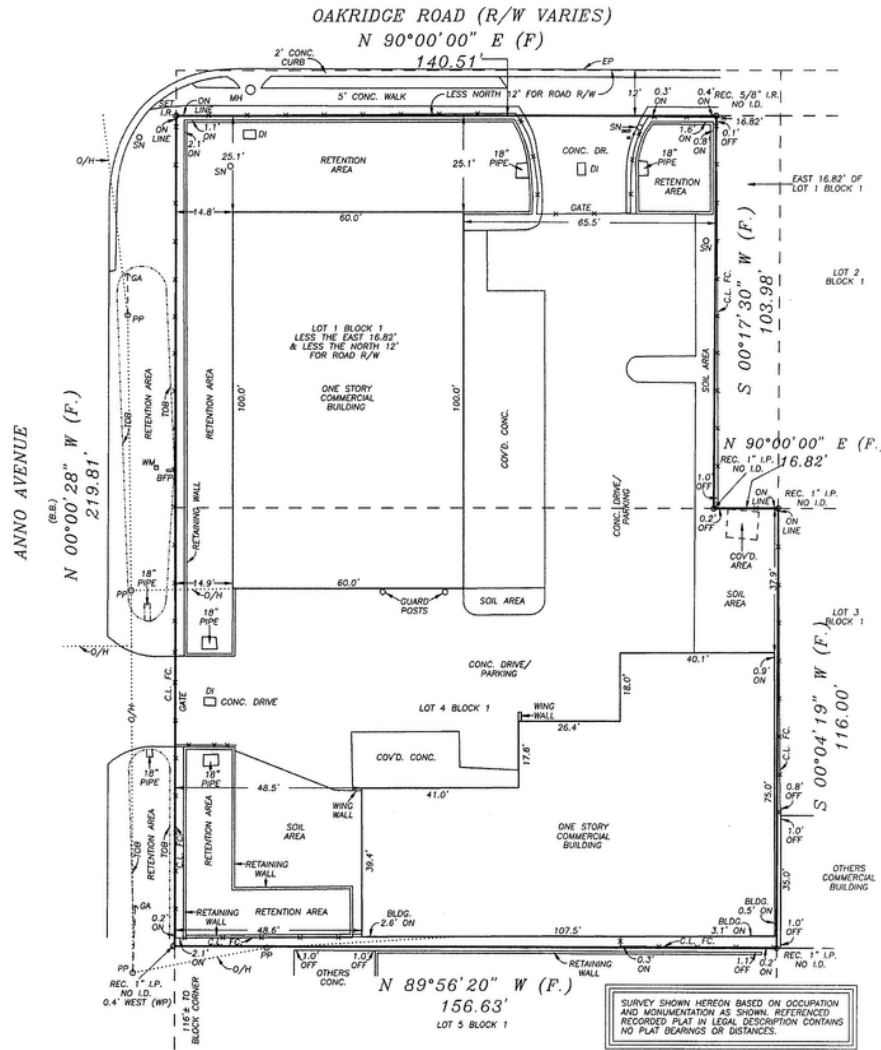
5201 Waterford District Dr
Suite 530
Miami, FL 33126
305.262.0246



- Industrial Warehouse Built in 2001, Renovated 2017 Including Significant Upgrades in Office and Mezzanine
- ± 13,257 RSF Available for Sale or for Lease
2 separate buildings: ± 5,997 RSF and ± 7,260 RSF
- ± 2,500 RSF Office with Second Story Mezzanine:
 - Front Office, Cubicle Areas, Reception, Break Room
 - Interior Offices on Second Floor
- Four Oversized Grade Level Doors (14' W x 14' H and 16' W x 14' H)
- Located just North of the Orlando International Airport
- Close Proximity to State Road 528 and Florida Turnpike

- **Zoning:** C-3
Wholesale Commercial District - Unincorporated Orange County
- **Property Type:** 2740 Auto Repair Garage
- **Lot Size:** ± 0.63 Acres
- **Clear Height:** 18' - 21'
- **Power:** 3 Phase, 240 Volts, 400 Amps, LED Lighting
- **Parking:** 19 Parking Spaces
- **Signage:** Visible/Monument Signage Facing E Oak Ridge Rd & Anno Ave





BUILDING ONE: 7,260 SF
Two Roll-up Doors
Approximately: 100' x 75'
Features: Front Office / Receptionist, Break Room, Mezzanine office space, Covered Parking
Exterior Construction: Concrete/Cinder Block

**BUILDING 1:
7,260 SF**

**BUILDING 2:
5,997 SF**

Two Roll-up Doors
Approximately: 74' x 107'
Exterior Construction: Concrete Block Stucco
Features: Covered Parking, Tech Office and Breakroom

BUILDING TWO: 5,997 SF



Gonzalo Rioja
305.262.0246
grija@wilshireag.com

Luis Aguirre
305.262.0246
luis@wilshireag.com

5201 Waterford District Dr
Suite 530
Miami, FL 33126
305.262.0246