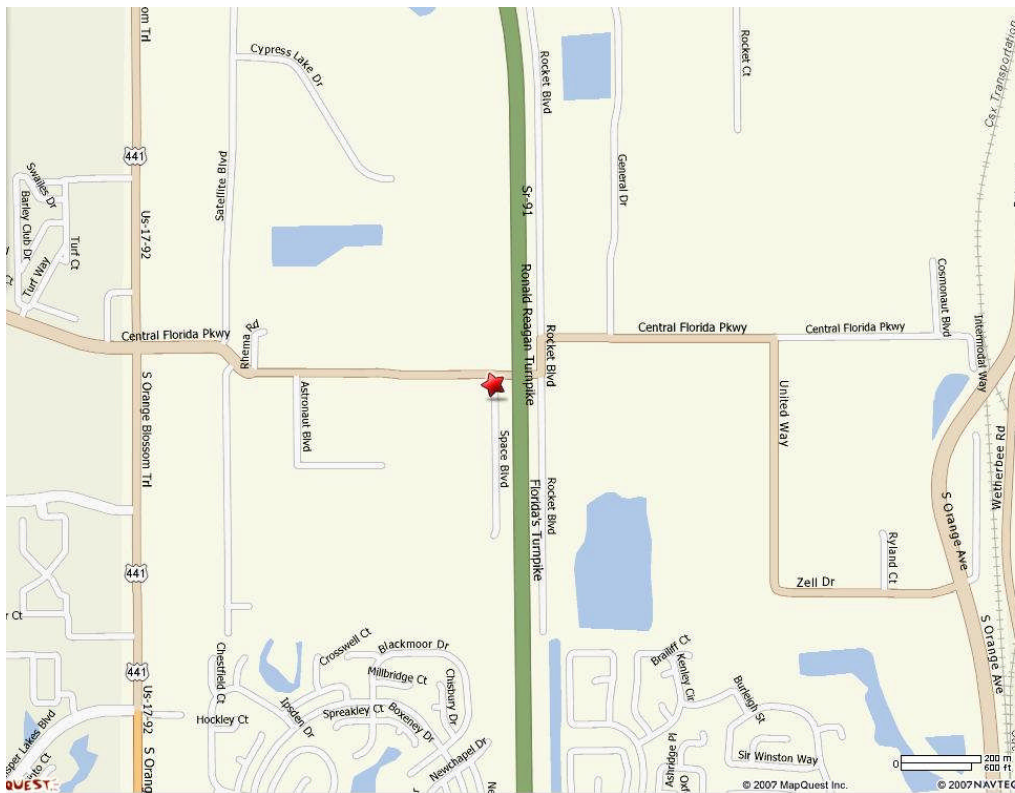


# SEALY MATTRESS

11220 Space blvd



## FOR SALE OR LEASE



### Offering Highlights

- 8.47 Acres
- Located at 11220 Space Blvd., Orlando, FL 32837 near the intersection of Central Florida Parkway and Space Boulevard with direct visibility from the Florida Turnpike
- Off Dock trailer storage
- Rail Served
- Large Existing office area
- Parking for over 100 cars
- Heavy power and air lines
- Outstanding recent property appreciation rates

### OFFERING SUMMARY

For Sale \$5,950,000.00 – REDUCED PRICE

For Lease \$4.95 NNN

**Craig Duke  
Cory Kroeger**

Duke Kroeger & Company  
100 East Sybelia Avenue  
Suite 100  
Maitland, FL 32751

(p) 407-696-3088  
(f) 407-696-3089

[www.dukekroeger.com](http://www.dukekroeger.com)



# SEALY MATTRESS

11220 Space blvd

## PROPERTY DESCRIPTION

The property is a 122,700 ± square foot manufacturing/distribution warehouse facility located in the Regency Industrial Park in Orlando Florida. The first phase was constructed in 1974 with an expansion in 1994. There is currently electrical distribution and air lines throughout the facility to facilitate manufacturing, however, the facility could very easily be used for bulk warehousing.

Along with its excellent location in South Orlando with visibility from the Florida turnpike, the property offers off dock trailer storage, which is relatively rare in the Orlando submarket and would be ideal for many uses including convention services.

