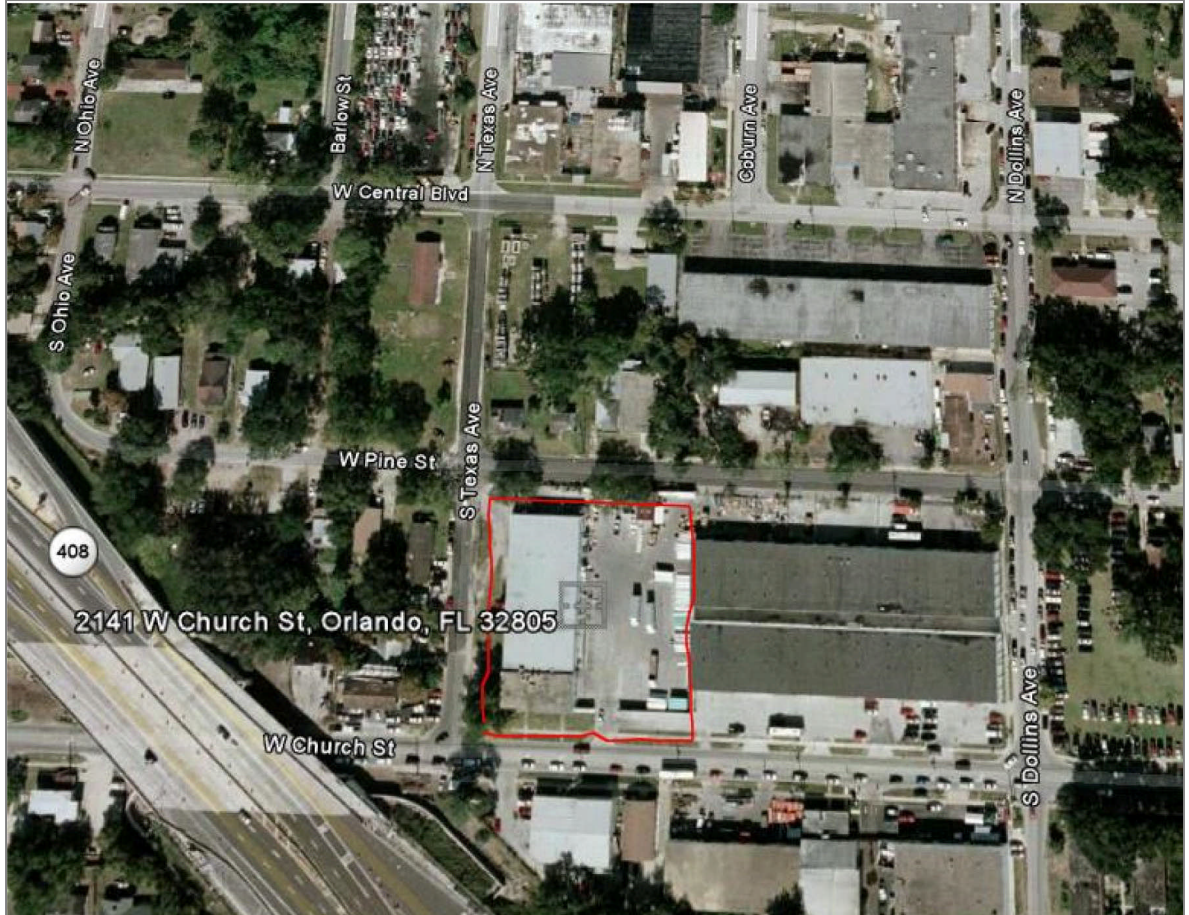


FOR SALE



\$1,050,000.00

20,884 SF Grade Level Facility on 1.5± Acres

Entire site is paved and secure with direct drive around access to Church St., Pine St, and Texas Ave.

Direct exposure to the 408 E/W Expressway with close proximity to Orange Blossom Trail, John Young Parkway & Interstate 4

For further information contact:

CORY KROEGER

cory@dukekroeger.com

www.dukekroeger.com

DUKE KROEGER & COMPANY

1053 N. Orlando Avenue
Suite 4

Maitland, FL 32751

Phone: 407.696.3088

Fax: 407.696.3089



Sales

Leasing

Investment

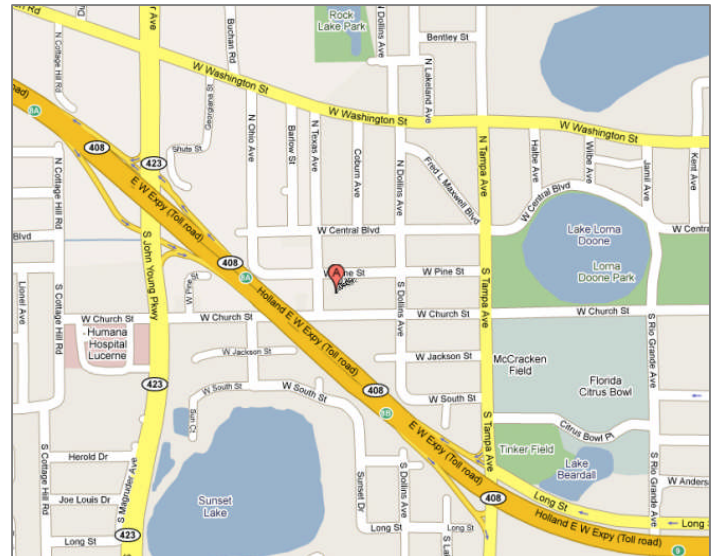
Consulting

20,884 SF Grade Level Facility on 1.5± Acres



PROPERTY DETAILS

- Sale Price: \$1,050,000.00
- Ample paved outside storage
- Block Construction/Built 1960
- Side Load
 - 3 Grade level doors
 - 1 Dock high well
- 5,000 SF office (2-story)
- 15,884 SF Whse/Production Area
 - w/ Mezzanine for add'l storage
- 20' x 20' column spacing
- City water & sewer
- Metal halide lights



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