

FOR SALE or LEASE

Regency Industrial Park

11220 Space Blvd



Sealy Mattress Factory

122,700 ± SF

8.47 ± Acres

Asking Price: \$5,395,000.

Lease Rate: \$3.95 NNN Estimated OE \$.80 PSF

Property Details:

- Year Built 1973 & 1994
- Office Space 9,000 SF ± plus 5,000 SF of shop & 200 SF of shipping office
- Dock Doors 16-8' with pit levelers , 3-8' x 10' with EOD levelers, 1-8' x 10' drive in with 5' wide ramp
- Electric 1,600 Amp- 3 phase plus
- Ceiling Height 20' eve to 27' peak
- Available Occupancy: Immediate
- Excellent Location - Florida Turnpike Signage

For further information contact:

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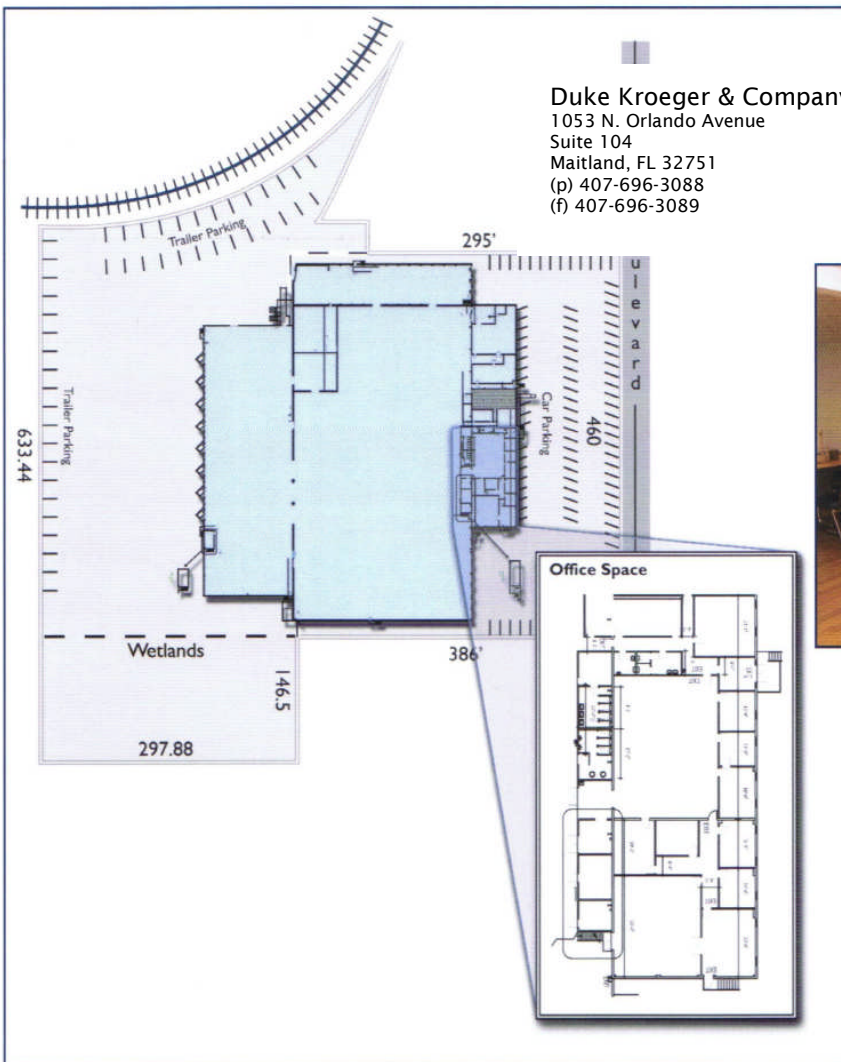
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PROPERTY DESCRIPTION

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.



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