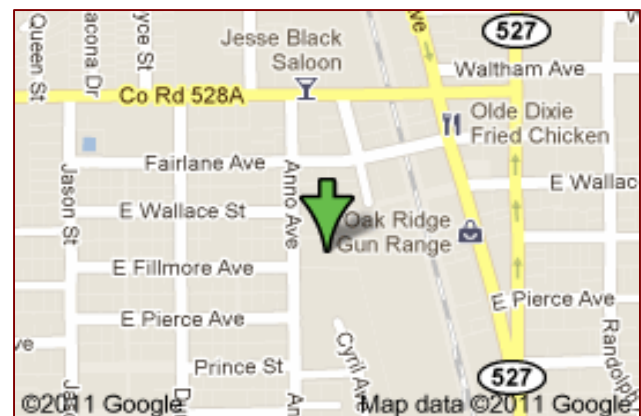




16,744 SF of Warehouse Space on 1.5 ± Acres
Sale Price: \$749,000 Cash to Seller
Great Proximity to Downtown Orlando

2 Buildings

- **Building 1: 12,000 SF**
 - Block Construction, Grade Level
 - 4 Loading Bay Roll Up Doors
 - Approximately 2,000 SF of Office
 - 18 Ft Clear Ceiling Height
 - Ample Outside Storage
 - 3 Phase Power
 - Zoned C-3 City of Orlando
 - City water / Sewer
- **Building 2: 4,000 SF**
 - Metal Construction, Grade Level
 - New Roof
 - 4 Loading Bay Doors, with Additional, Open Storage
 - Currently producing \$2,400 a Month Gross from a Month to Month Tenant



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