

## Mills Ave Corridor: Rare, Flex / Creative-Use Property



### OFFERING SUMMARY

Sale Price:	\$3,880,000
Building Size:	15,855 USF
Lot Size:	0.79 Acres
Price / SF:	\$244
Zoning:	I-G/T/SP

### PROPERTY OVERVIEW

White hot Mills Ave district with retail, restaurants, medical & office  
Zoning allows creative & flexible property uses  
Property has a combination of warehouse, showroom & offices  
In-place lease thru April '24

### PROPERTY HIGHLIGHTS

- ± 15,855 USF / 18,317 GSF
- Major renovation 2012. Well-maintained, attractive interior & exterior.
- Concrete block, 18' to roof deck, 3ph power
- Total of five (5) dock-high doors (10' x 10')
- ± 32 parks plus non-metered street parking
- Fully fire sprinklered
- Clean enviro 2022
- Mezzanine storage area

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**FOR SALE**

1312 WILFRED DRIVE | ORLANDO, FL 32803

Photos



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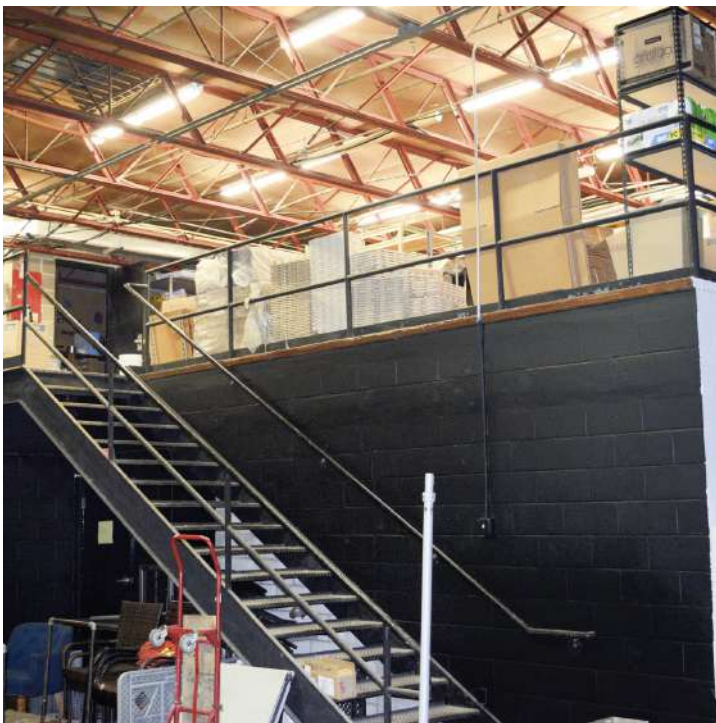
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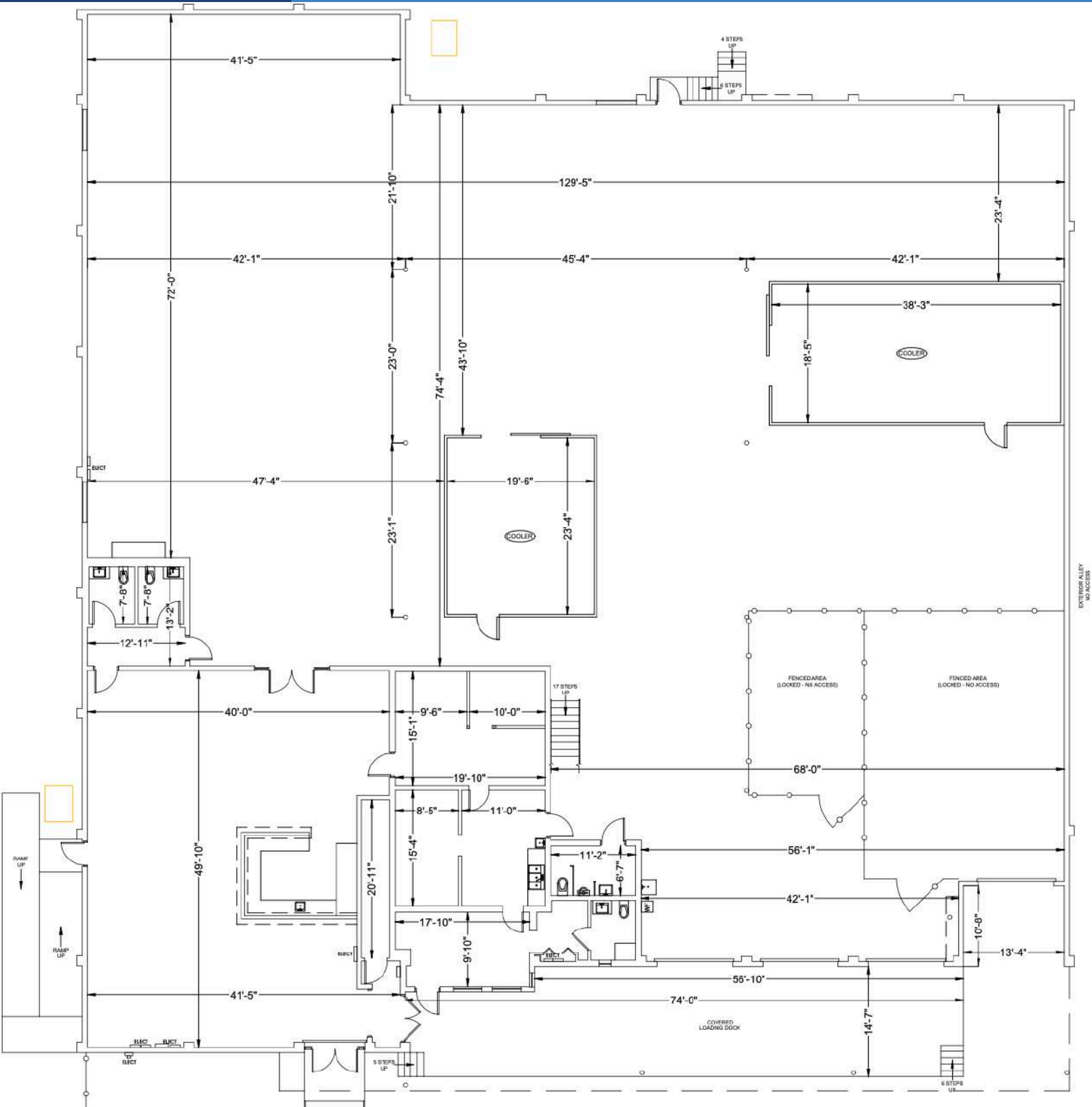


Aerial



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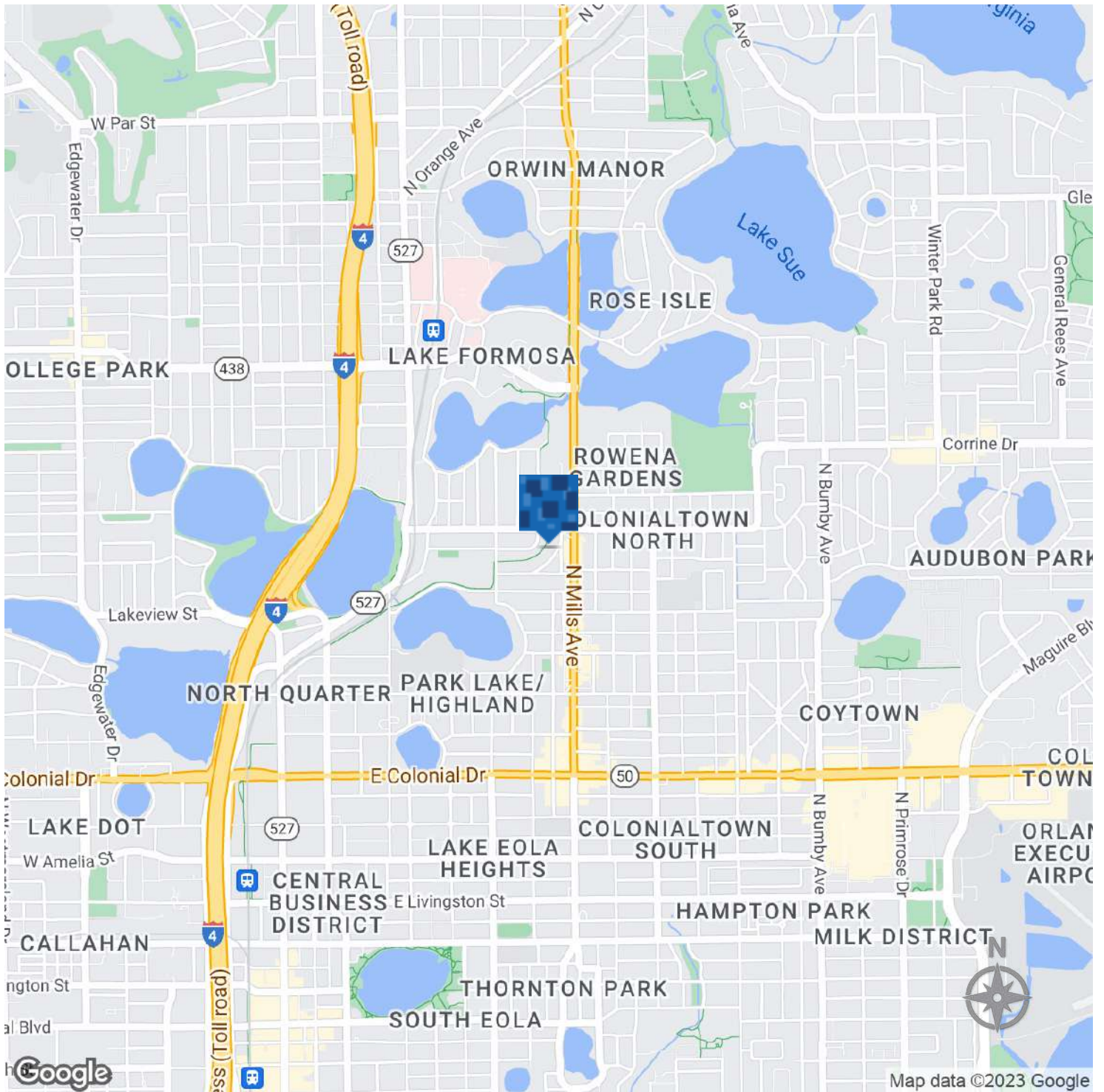


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Location Map



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