

## Free-Standing Industrial Warehouse



### OFFERING SUMMARY

Sale Price:	\$2,495,000
Building Size:	± 12,650 USF
Lot Size:	1.06 Acres
Zoning:	Org County I-2/I-3
Occupancy:	Available Q1 2024
Construction plans:	Original Available

### PROPERTY OVERVIEW

Free-standing industrial warehouse  
First time ever on market  
Extremely well-maintained with attractive interior & exterior  
2019 - Brand new Butler MR-24 standing seam roof

### PROPERTY HIGHLIGHTS

- ± 12,650 USF
- Clear ht: 22' Eave ht: 20'
- Four (4) grade-level roll-up doors (12' x 12')
- Electric: 3 phase, 400 amps, 240v
- Concrete parking lot with 24 parks
- Slab: 6" with mesh reinforcement
- Fully fenced lot
- Mezzanine storage area

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Managing Partner  
407.644.CITY  
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1101 Symonds Ave.  
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**FOR SALE**

**6701 EDGEWATER COMMERCE PARKWAY | ORLANDO, FL 32810**

**Exterior**



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Production Floor



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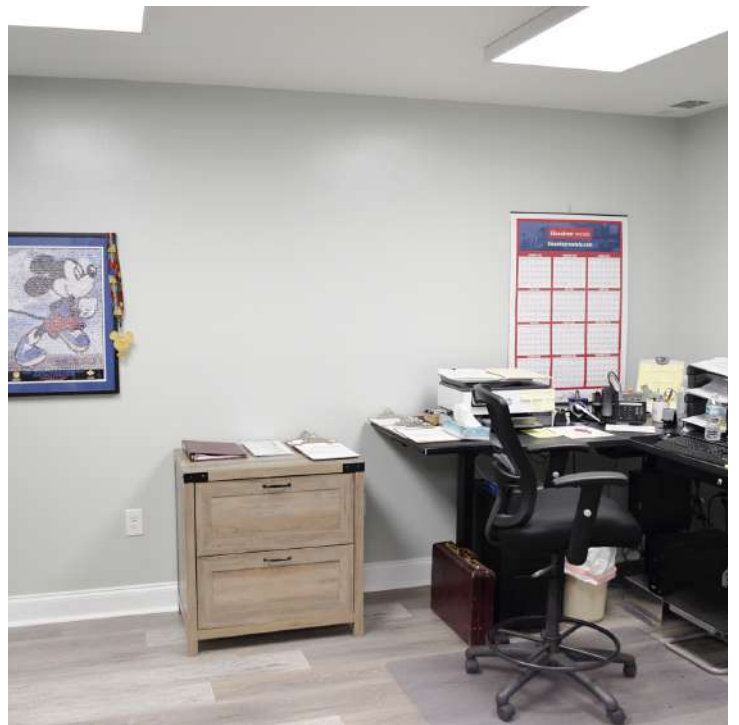
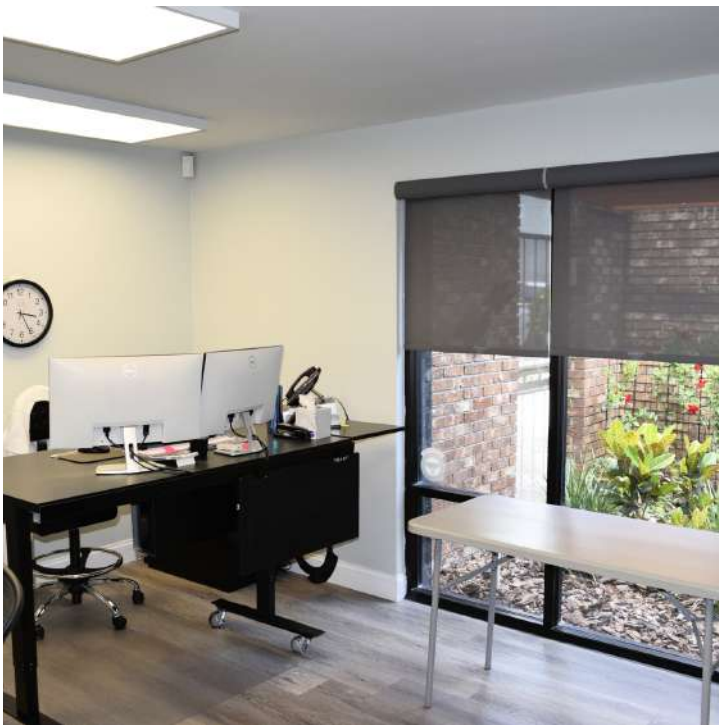
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Offices



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Aerial



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**Location Map**

