

FOR SALE

96,000 SF Distribution Warehouse Facility

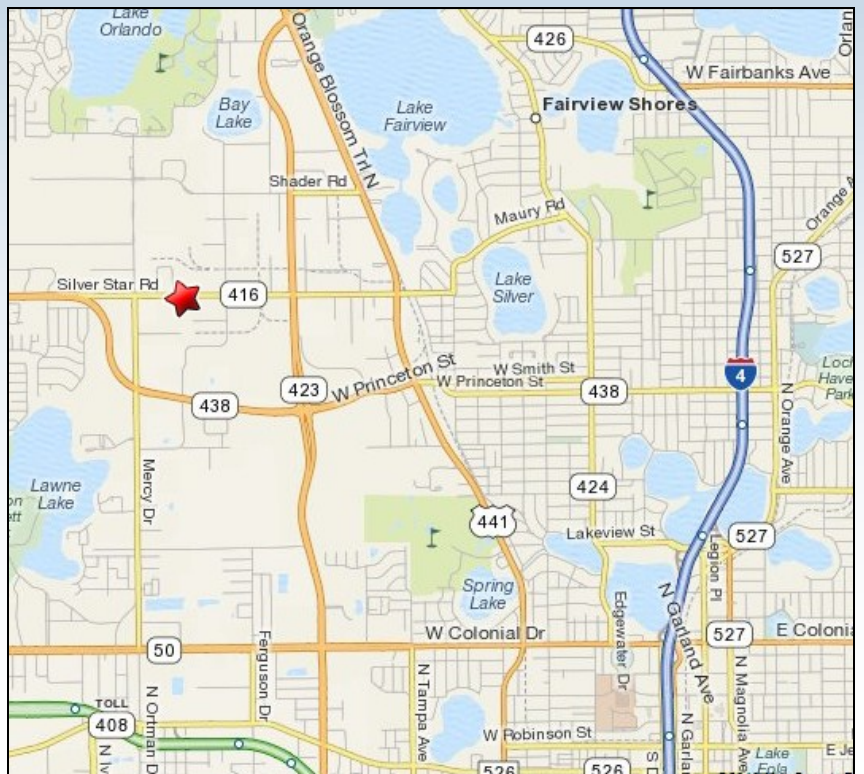
3601 Silver Star Road | Orlando | Florida

- 6,900 SF Office Ground Floor
 - 1,200 SF Office Upstairs
- Concrete Mezzanine Storage
- 5,400 SF Recessed Drive-in Area
 - 6 Dock High Bays
 - 1 Forklift Ramp
- 22' @ Eve 24' @ Peak
- 40' x 40' Column Spacing
- 110' Concrete Truck Court with 58' Recessed Drive-in Area
- 2 Rail Served Doors
- 3-Phase / 480V / 800 Amp Service
- T-5 Lighting
- 75 Lined Parking Spaces
- 3 Grade Level Electric Doors: 15' x 24'
- 5 Exhaust Fans
- 60 Gravity Smoke Vents
- Sprinkler System
- 6 in. Concrete Floor 4,000 psi
- Year Built: 1984 / Block Construction
- Fenced Truck Court & Parking Lot
- Zoning I-P/W, City of Orlando



3601 Silver Star Rd.: 9.67Acres

3305 Silver Star Rd.: 4.71 acres not included but Available



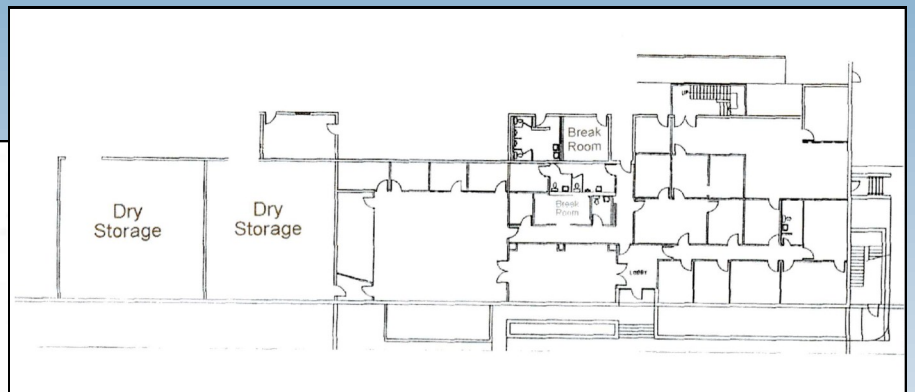
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HOMEVEST
Commercial Division

A Full-Service Brokerage Firm

96,000 SF Distribution Warehouse Facility



6,900 SF Office Plan + 2,850 SF Dry
Storage Area

Asking Price:

\$4,050,000

\$42.18/ft.

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