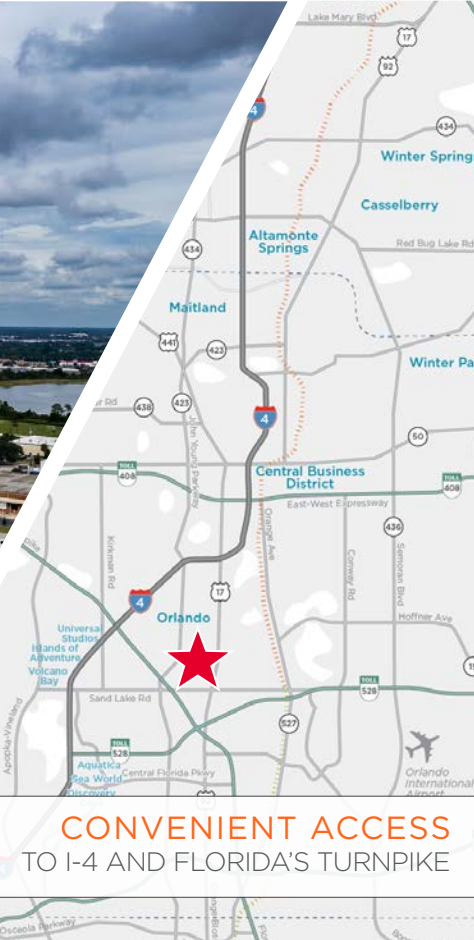


**2019 VISCOUNT ROW**  
ORLANDO, FL 32809



**CONVENIENT ACCESS**  
TO I-4 AND FLORIDA'S TURNPIKE

# 13,500 SF AVAILABLE SPACE HIGHLIGHTS

**ASKING RATE**  
\$13.25/SF NNN

**OPEX\*\***  
\$2.53 PSF

**MONTHLY RATE\***  
\$18,640.12

**WAREHOUSE SF**  
12,700 SF

**OFFICE SF**  
800 SF

**CLEAR HEIGHT**  
20'

**LOADING DOORS**  
4 DOCK DOORS

**PARKING RATIO**  
0.82/1,000

**ZONING**  
I-2/I-3

**ELECTRICAL SPECS**  
3 PHASE

**YEAR BUILT**  
1972

**AVAILABILITY**  
APRIL 1, 2024

*\*Sales Tax Included*  
*\*\*Denotes Estimated Operating Expenses for 2024*

## CONTACT INFORMATION



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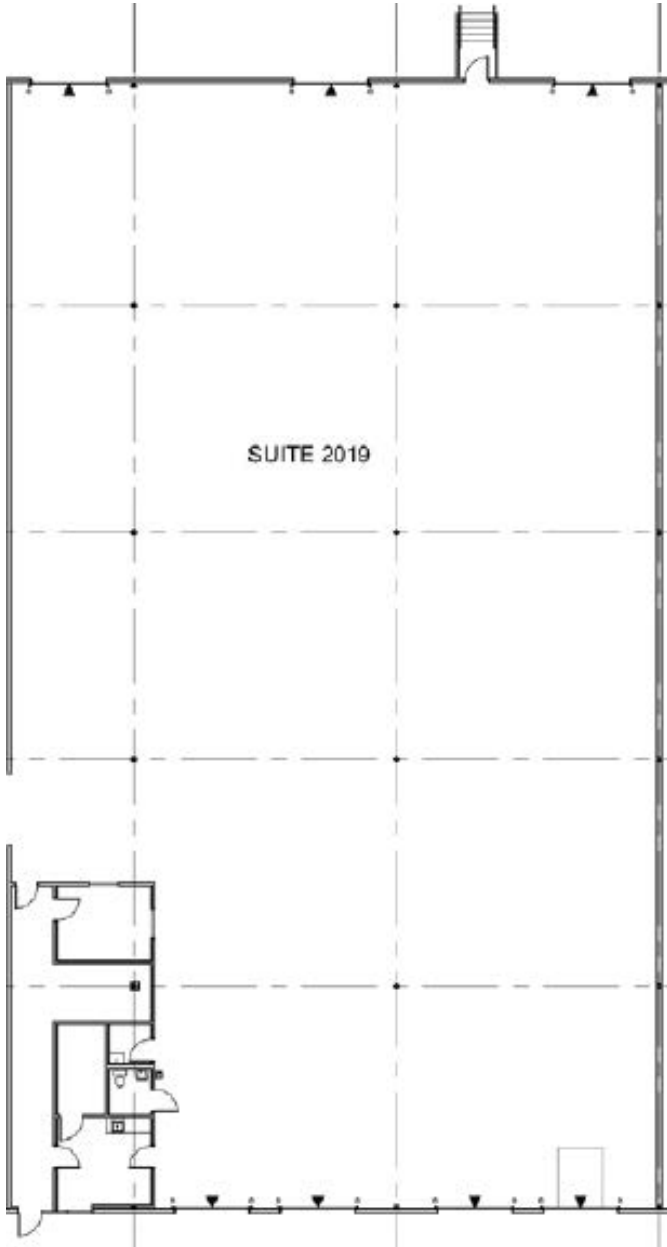
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# 2019 VISCOUNT ROW

13,500 SF



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