

INDUSTRIAL OUTDOOR STORAGE & BUILDING

7351 OVERLAND RD, ORLANDO, FL
BUILDING FOR LEASE

FOUNDRY
COMMERCIAL

FOR LEASE: \$35,000 NNN/MONTH



I-4 HEAVY INDUSTRIAL WITH OUTSIDE STORAGE

70,264 SF industrial building fronting Overland Road, Beggs and Pine Hills Rd.

The I-4 Heavy Industrial zoning permits outside storage in the fenced yard with numerous fence gates for easy access to several regional roads. A flexible truck court exists for handling trucks and trailers.

ADDITIONAL PROPERTY FEATURES

- New metal roof & siding
- 5 curb cuts
- Crane capability throughout entire facility
- New exhaust fans in warehouse
- 6" slab
- No sprinkler
- Septic only, no sewer

BUILDING FEATURES

TOTAL SF	34,000 SF
WAREHOUSE/ CANOPY	32,000 SF
OFFICE	2,000 SF
ZONING	I-4 Heavy Industrial
YEAR RENOVATED	2018
LIGHTING	LED warehouse lights
OUTDOOR STORAGE	2.6 AC
POWER	3 Phase 400 Amps w/ more available 277/480 Electrical
CLEAR HEIGHT	25' - Middle of building 16'3" - Building wings 20'9" - Building extension
CRANES (4 TOTAL)	2 - 10 ton capacity
ROLL-UP DOORS	6 Electric oversized, grade roll-up doors

FOR MORE INFORMATION, PLEASE CONTACT:

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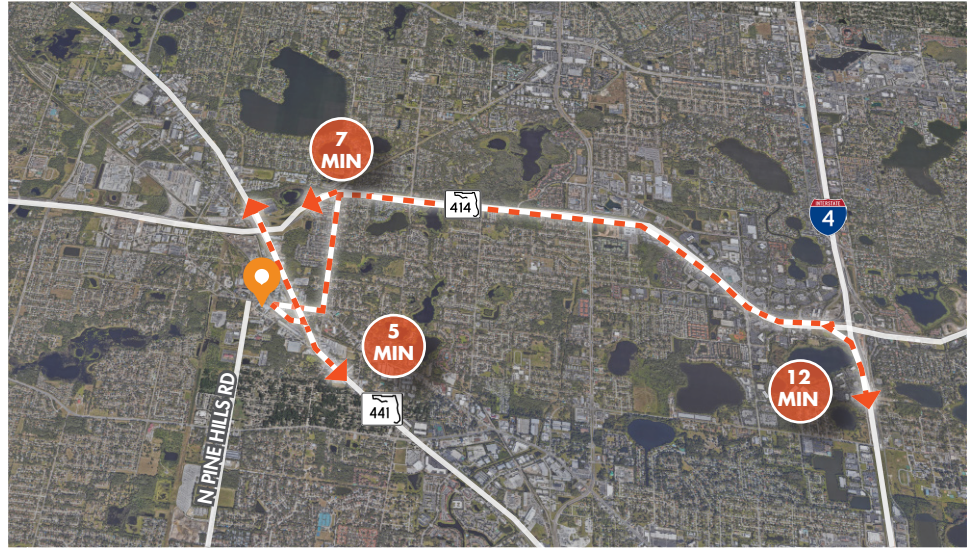
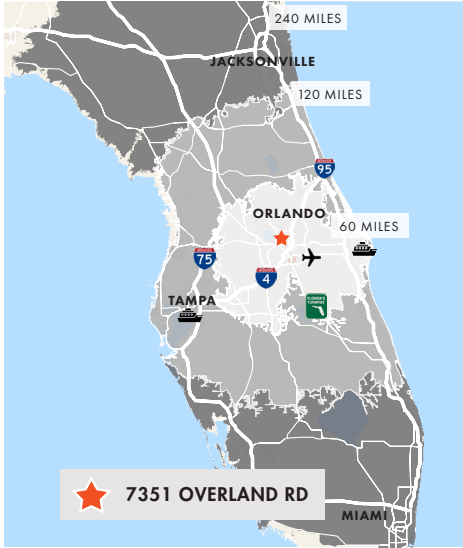
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PROPERTY LOCATION



● Curb cuts

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