

FOR LEASE



2001 DIRECTORS ROW

ORLANDO, FLORIDA 32809

102,430 SF AVAILABLE

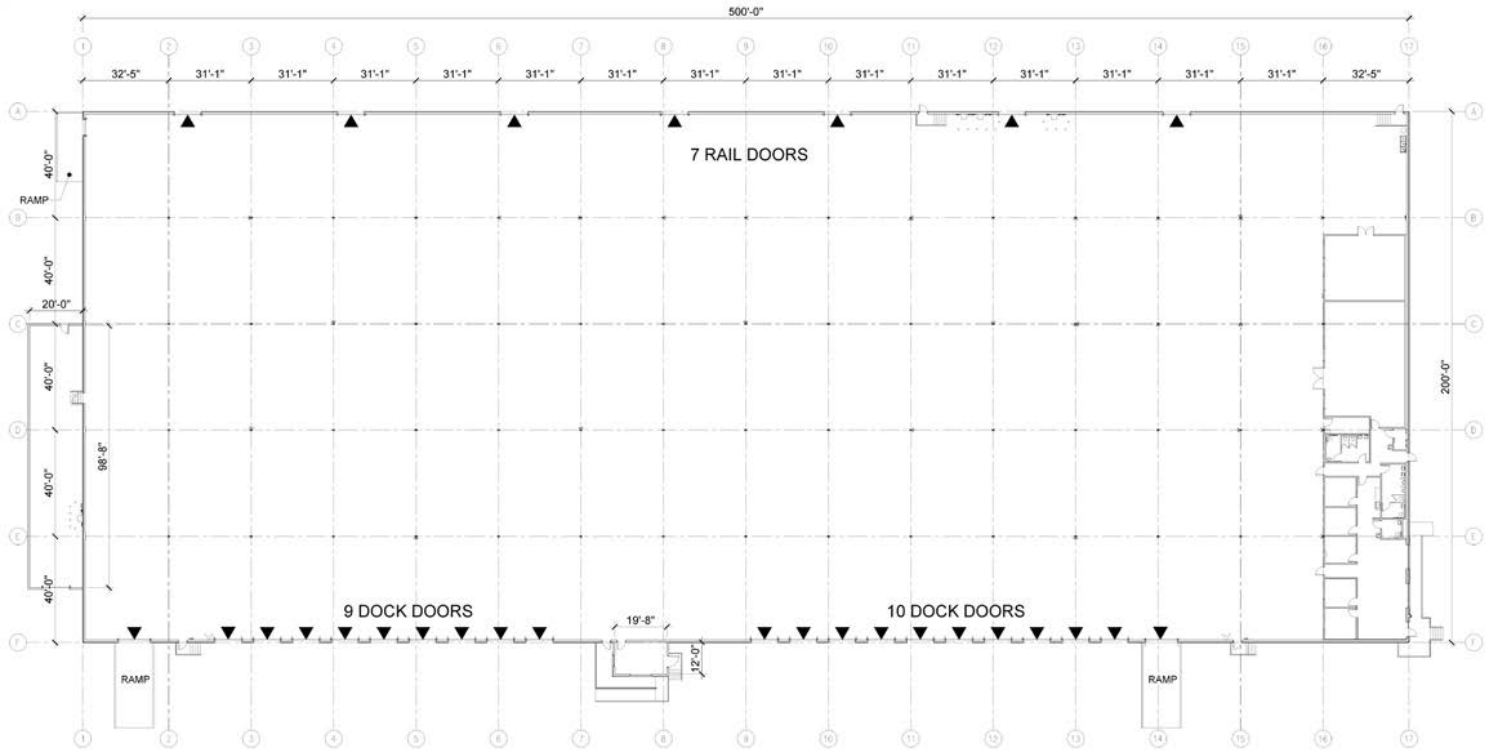


LEASING INFO & CONTACT

Jared Bonshire, Executive Managing Director	(407) 541-4414 / jared.bonshire@cushwake.com
David Perez, Executive Managing Director	(407) 541-4435 / david.perez@cushwake.com
Taylor Zambito, Senior Director	(407) 541-4409 / taylor.zambito@cushwake.com
Ryan Hubbard, Director	(407) 541-4390 / ryan.hubbard@cushwake.com



This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.



±10,000 SF OF SECURED OUTSIDE STORAGE

BUILDING HIGHLIGHTS

Rental Rate	\$8.95/SF NNN	Column Spacing	31' w x 40'd
OPEX*	\$2.01 PSF	Parking	0.78/1,000
Monthly Rate**	\$98,230.37	Fire Protection	Wet
Available SF	102,430 SF	Loading	Front Load
Warehouse SF	97,945 SF	Dock Doors	19 Docks
Office SF	4,485 SF	Drive-In Doors	2 Drive-In
Clear Height	22'	Trailer Spaces	15 (Off Dock)
Zoning	I-2, I-3	Availability	July 1st, 2024

*Excluding Property Management Fee

**Sales Tax Included