

FOR LEASE
3750 BENGERT STREET
ORLANDO, FL 32808



40,500 SF End-Cap Available

PROPERTY HIGHLIGHTS

- **Available Now**
- Hard-to-find space in Silver Star Submarket that will be delivered with renovations consistent with an institutionally owned property. Building is professionally owned and this presents a rare opportunity to lease a large space in one of the most desirable submarkets in Orlando.
- Under 4 Miles to I-4 and Under 3 Miles to SR-408
- Block Construction
- Fire Suppression: Wet System
- 40,500 SF
 - 1,977 SF office
 - 9 dock positions
 - 1 Ramp
 - Heavy power to building
 - Rail Capable with Rail Side Doors for Ventilation
 - Zoned I-G (City of Orlando)

Lease Rate: \$8.75/SF NNN

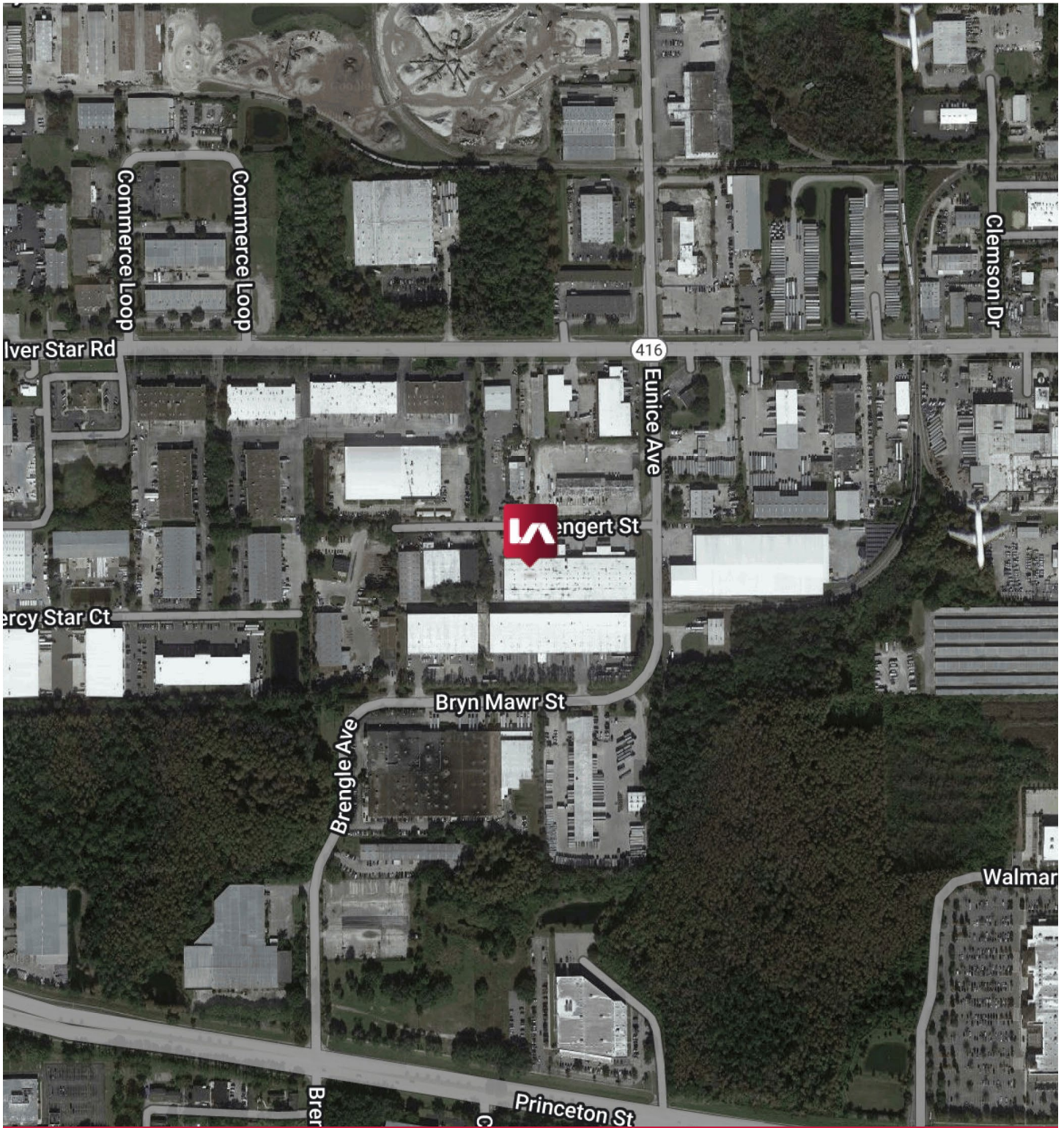
Op Ex: \$3.74/SF

Leasing Contact:

Derek Riggleman, SIOR
Senior Vice President | Principal
driggleman@lee-associates.com
D 321.281.8500

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

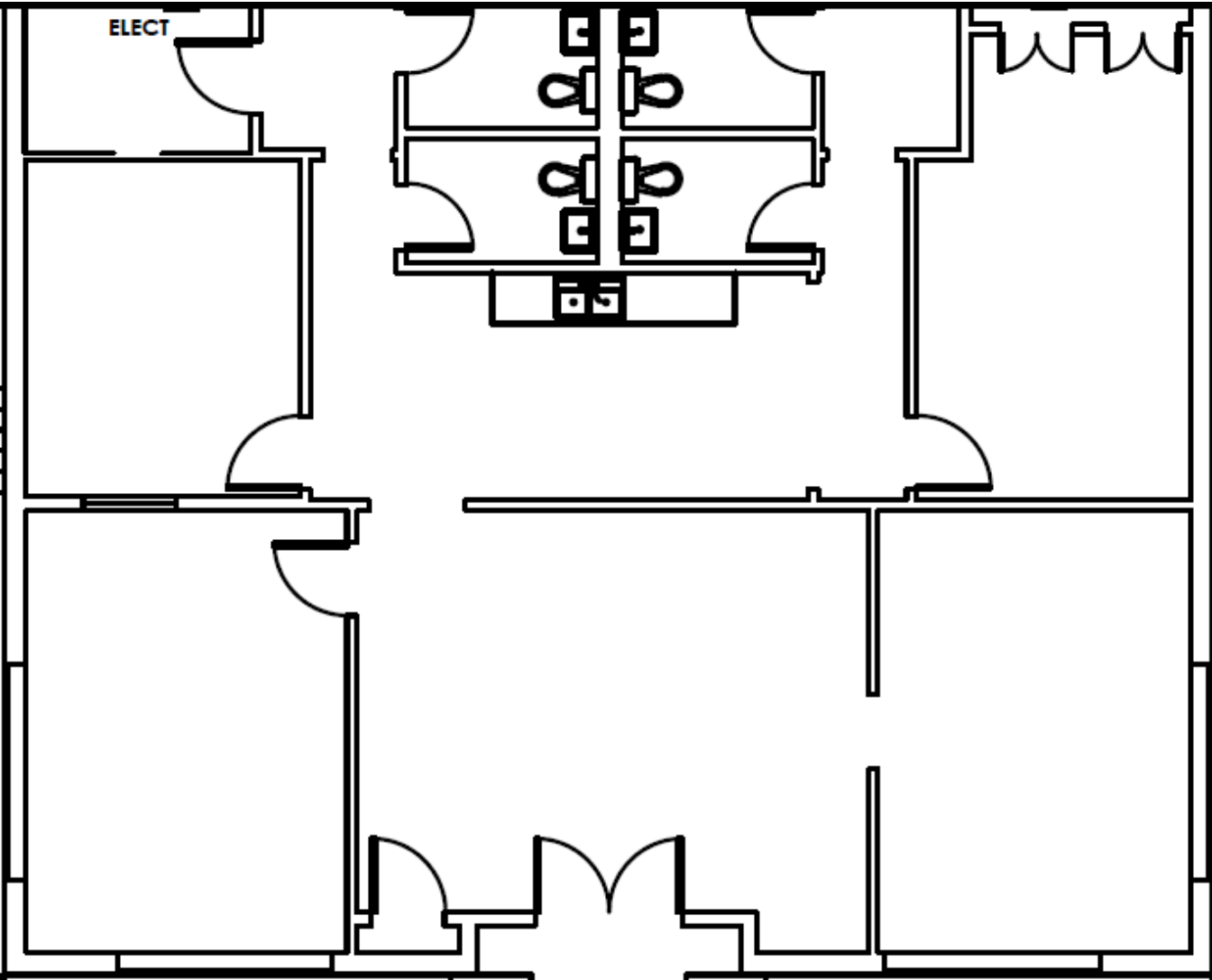
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OFFICE PLAN



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BUILDING PLAN

