



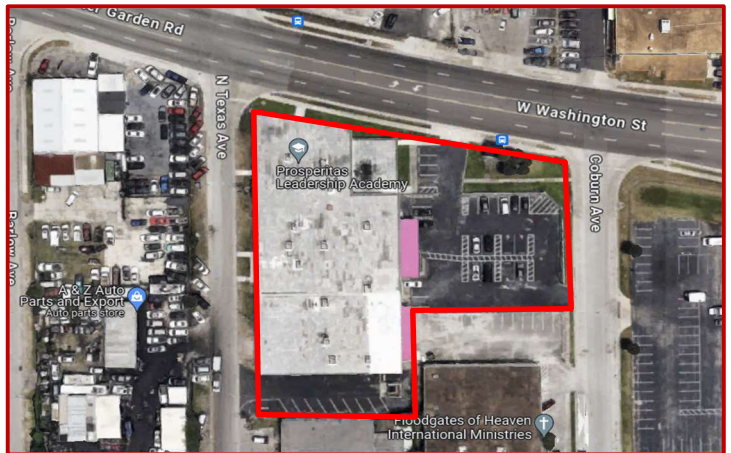
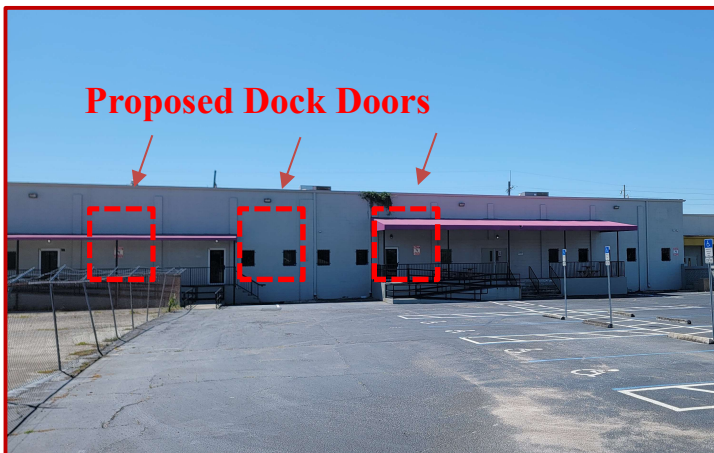
C. Brenner, Inc.

3586 Aloma Ave Suite 5
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Phone: (407) 677-1700

COMMERCIAL REAL ESTATE

Fully Air-Conditioned Warehouse Downtown Orlando

2140 W Washington St,
Orlando, FL 32805



- 33,779 SF warehouse (28,727 SF footprint + 5,052 SF 2nd floor shell space)
- Paved 1.34 acre lot, ample space for parking, truck court, or outside storage
- 3 phase power, 17' clear height
- Building is fully air conditioned and fully sprinklered
- Proposed loading dock with 3 12'x12' doors, plus one 12'x12' grade level door
- High-traffic visibility and building signage on W Washington St
- Excellent central location with proximity to Downtown Orlando, I-4 and 408
- 1 mile west of Creative Village and new Sports & Entertainment District
- Planned I-G zoning allows most industrial uses, including auto repair and sales
- \$16/SF NNN, estimated delivery September 2024

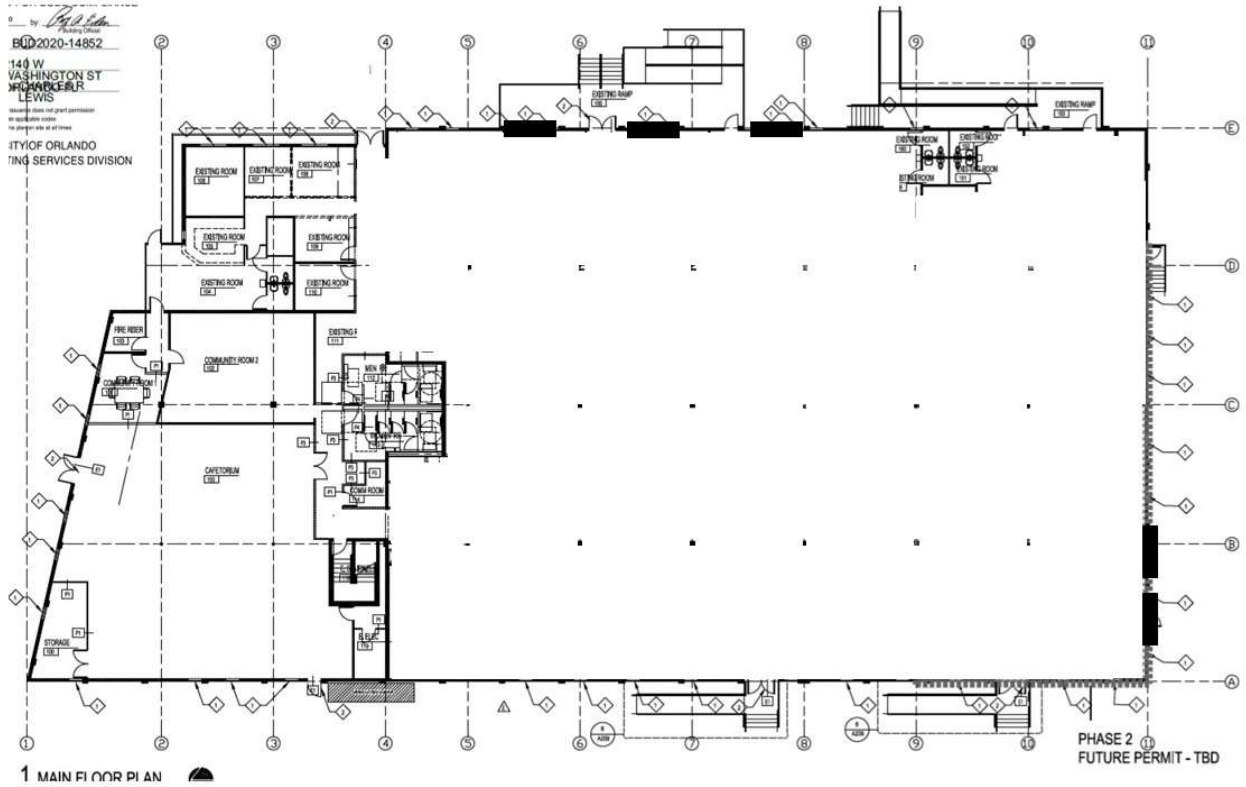
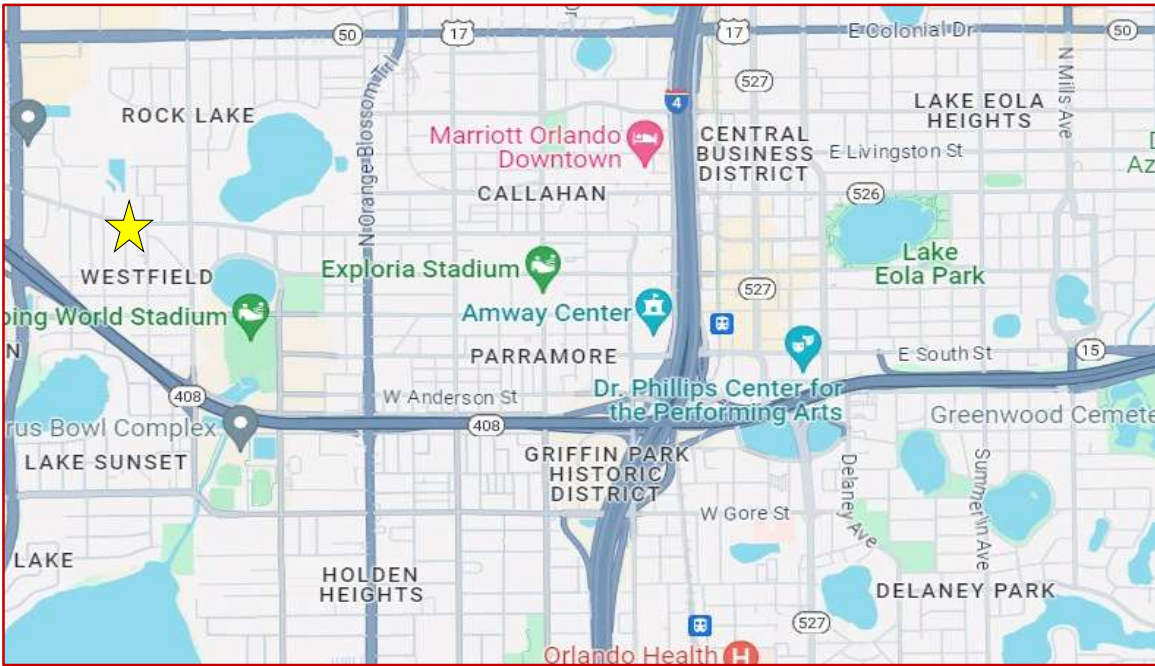
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