

# FOR LEASE

10,669 SF AVAILABLE  
4651 36<sup>TH</sup> STREET  
ORLANDO, FLORIDA



*Downtown Orlando*



*Maggie Blvd*

*New Concrete  
Truck Apron*

*NEW TPO ROOF*

*36th Street*



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## SPACE FOR LEASE - INFORMATION

- **MAX 10,669 SF AVAILABLE**
- **+/- 2,100 SF OFFICE**
- **NEW INTERIOR MAKEREADY (2024)**
- **NEW TRUCK APRON**
- **NEW TPO ROOF (20 YEAR WARRANTY)**
- **20' CLEAR HEIGHT**
- **4 DOCK HIGH DOORS**
- **4 RESTROOMS**
- **YEAR BUILT: 1998**
- **POWER: 208V, 3 PHASE**
- **AMPLE PARKING**
- **6 MILES FROM DOWNTOWN ORLANDO**



## MARKETED BY:

JOEY WOODMAN  
407.748.5888

[JOEY.WOODMAN@FOUNDRYCOMMERCIAL.COM](mailto:JOEY.WOODMAN@FOUNDRYCOMMERCIAL.COM)

JEROD FREELAND  
321.591.5404

[JEROD.FREELAND@FOUNDRYCOMMERCIAL.COM](mailto:JEROD.FREELAND@FOUNDRYCOMMERCIAL.COM)

JUSTIN RUBY, SIOR, CCIM  
407.865.0311

[JUSTIN.RUBY@FOUNDRYCOMMERCIAL.COM](mailto:JUSTIN.RUBY@FOUNDRYCOMMERCIAL.COM)



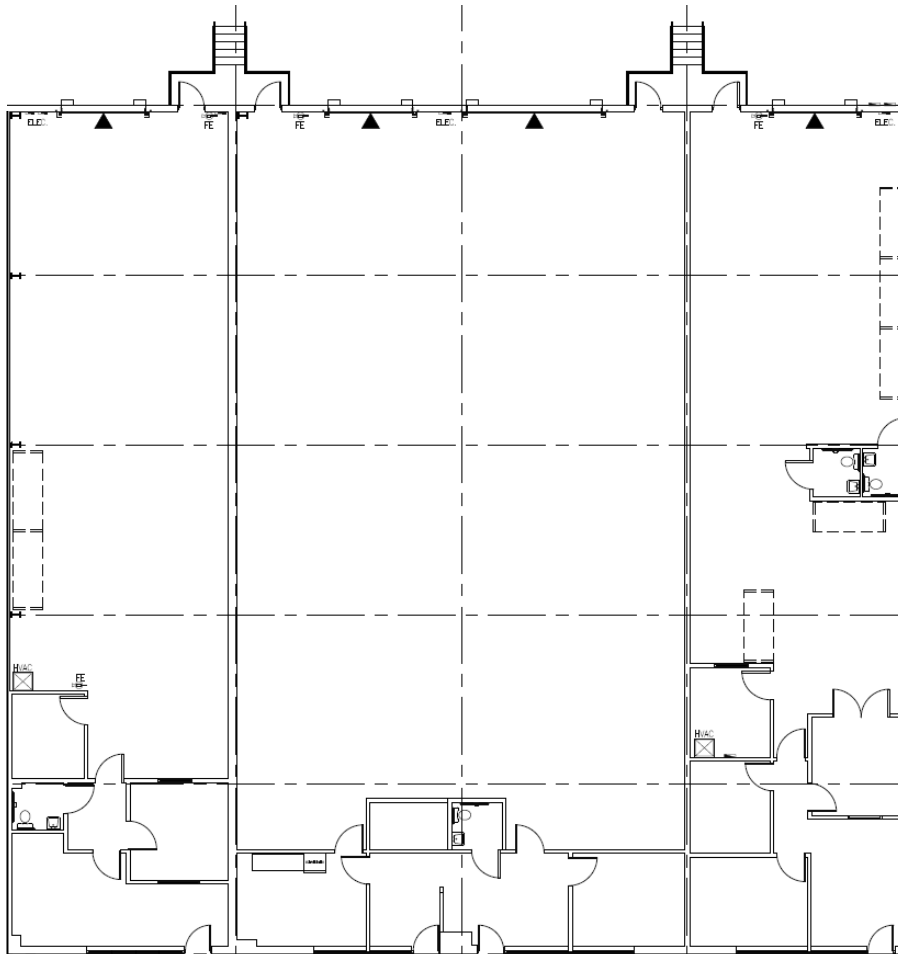
FOUNDRY  
COMMERCIAL

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## FLOOR PLAN



### **ONGOING MAKE READY WORK:**

- LED LIGHTING (OFFICE)
- LED LIGHTING (WAREHOUSE)
- PAINT WAREHOUSE WALLS WHITE
- PAINT COLUMNS HAZARD YELLOW
- NEW CARPET THROUGHOUT OFFICE
- NEW FIXTURES THROUGHOUT SPACE
- NEW CONCRETE TRUCK COURT
- NEW TPO ROOF (20-YR WARRANTY)
- NEW SKYLIGHTS
- NEW STRIPING IN PARKING LOT
- LANDSCAPING UPGRADES

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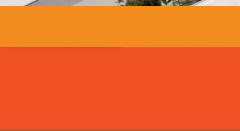


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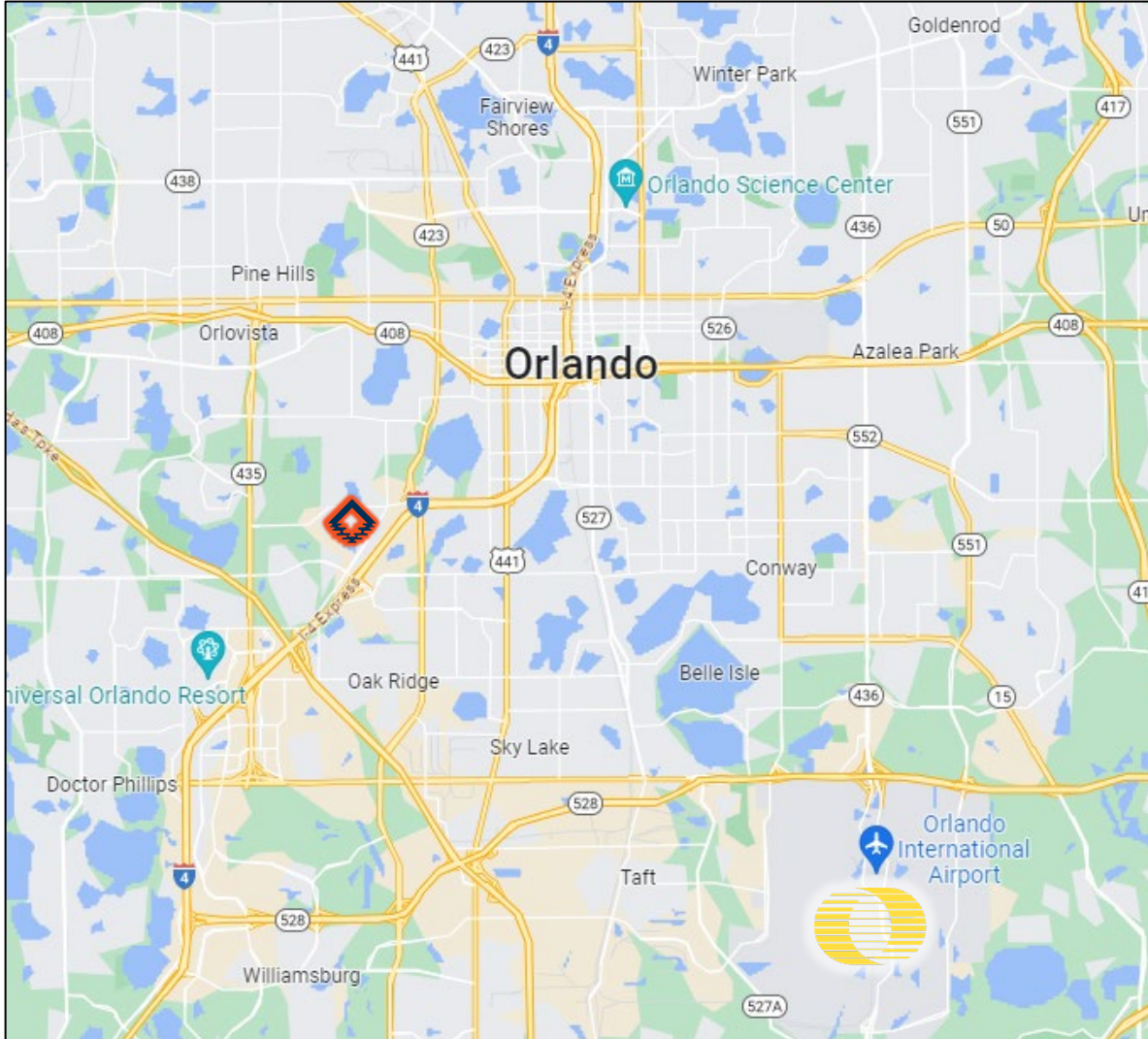
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**AVAILABLE  
JULY 2024**

**ORLANDO,  
FLORIDA**

