

FOR LEASE

12,355 SF AVAILABLE
3315 MAGGIE BLVD
ORLANDO, FLORIDA



Downtown Orlando



Maggie Blvd

34th Street



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SPACE FOR LEASE - INFORMATION

- 12,355 SF SPACE AVAILABLE
- +/- 3,400 SF OFFICE
- NEW INTERIOR MAKEREADY
- NEW TRUCK APRON & TPO ROOF
- 22' CLEAR HEIGHT
- 5 DOCK HIGH DOORS
- 1 DRIVE-IN RAMP DOOR
- YEAR BUILT: 1998
- FULLY SPRINKLERED
- POWER: 800 AMPS, 208V, 3 PHASE
- AMPLE EMPLOYEE PARKING
- 6.4 MILES FROM DOWNTOWN ORLANDO

MARKETED BY:

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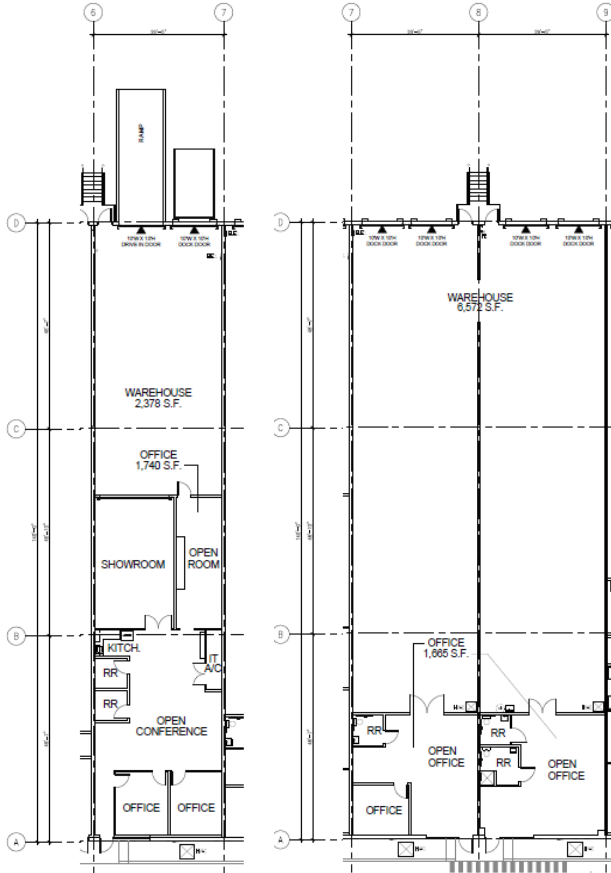


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FLOOR PLAN



ONGOING WORK (FULL WHITEBOX):

- 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 STRIPING IN PARKING LOT
- LANDSCAPING UPGRADES

***ABLE TO PEEL BACK OFFICE SF PER TENANT REQUEST/REQUIREMENT**

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**NEW TPO ROOF
20-YR WARRANTY**

**NEW CONCRETE
TRUCK COURT**

LB McLeod Rd

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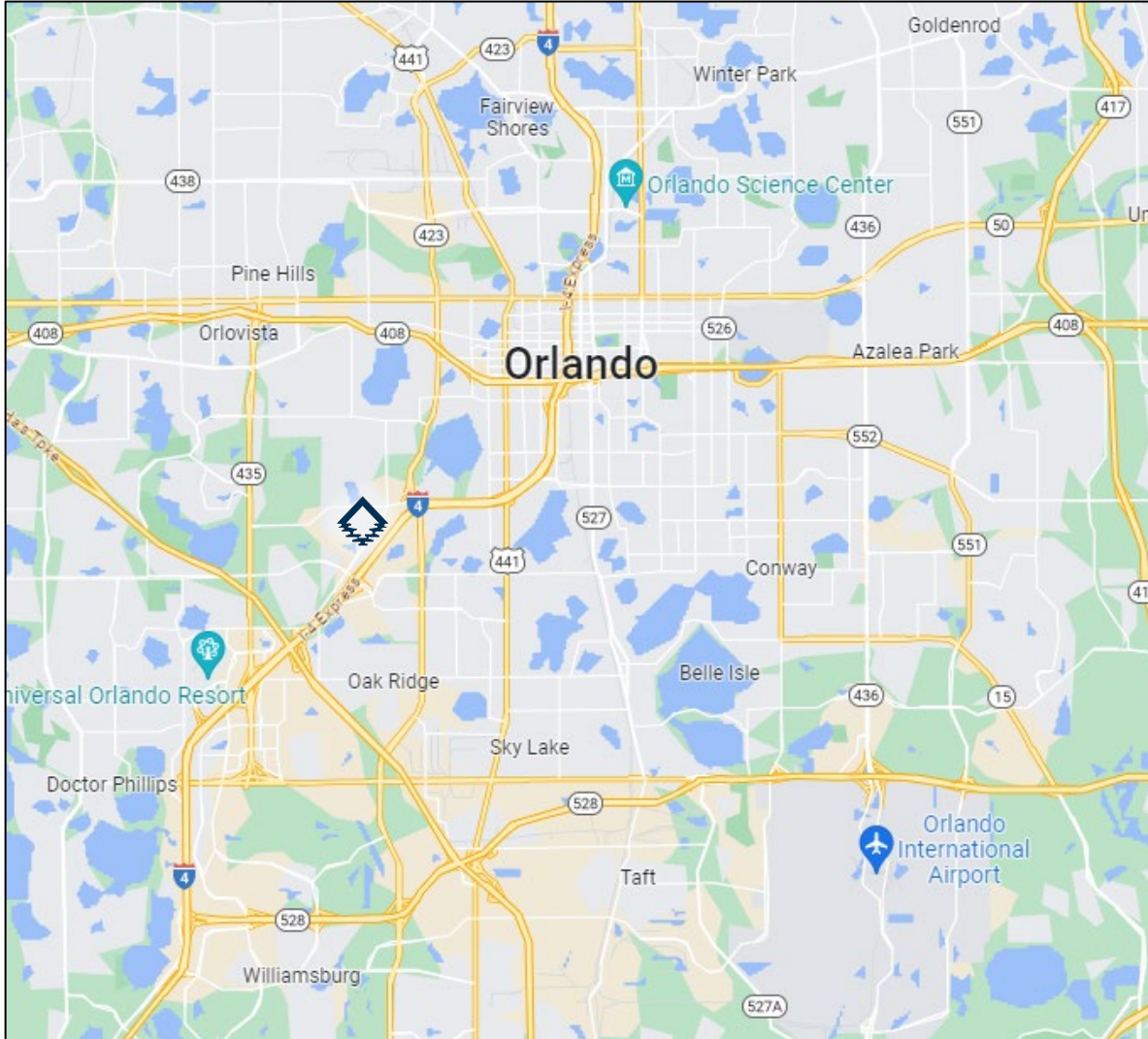
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DECEMBER 2024

ORLANDO,
FLORIDA

