



FOR LEASE

Optimal I-4 Industrial Warehouse

3710 GARDENIA AVE

Orlando, FL 32839

PRESENTED BY:

BERLINTE HIRESH, CCIM, SIOR

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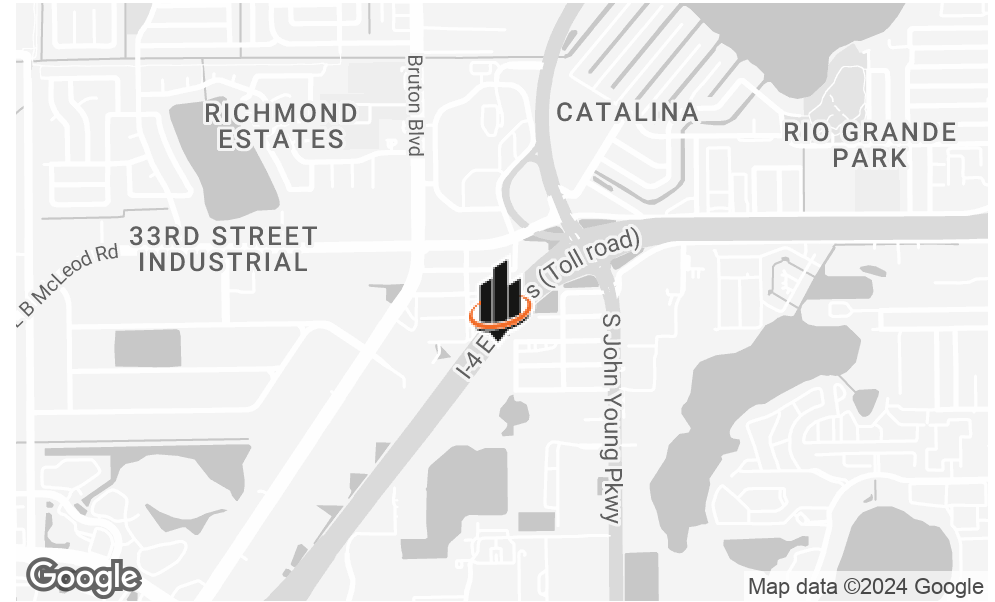
Downtown Orlando 15 ± Minutes

117,500 ±
Cars/Day

Subject



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Contact Agent
BUILDING SIZE:	31,890 SF
AVAILABLE SF:	3,200 - 5,400 SF
YEAR BUILT:	1973
RENOVATED:	1998
ZONING:	IND-2/IND-3
MARKET:	Orlando MSA
SUBMARKET:	SW Orange County

PROPERTY OVERVIEW

3710 Gardenia Ave. is strategically located off Interstate 4 (I-4) in Orlando, FL, a major highway that runs through Orlando, and connects to various key transportation routes. The property benefits from a prime location with excellent accessibility and connectivity to the city's major thoroughfares, including State Road 408 (East-West Expressway) and State Road 417 (Central Florida GreeneWay). Being adjacent to I-4 the property offers efficient transportation making it an attractive choice for businesses involved in logistics, distribution, wholesale, services and manufacturing. The property enjoys excellent visibility from I-4 and features a billboard which can be a tremendous value for businesses that rely on exposure. The warehouse provides ample parking spaces for employees, visitors, and delivery vehicles.

PROPERTY HIGHLIGHTS

- Centrally located off I-4 John Young Pkwy exit.
- High traffic location featuring increased visibility and brand recognition for any business.
- A double sided billboard is located on the site providing revenues.
- 7 Grade Level Doors & Metal roof. Height of 16 - 22 FT
- Fenced lot.
- 3 Phase panel.

LEASE SPACES



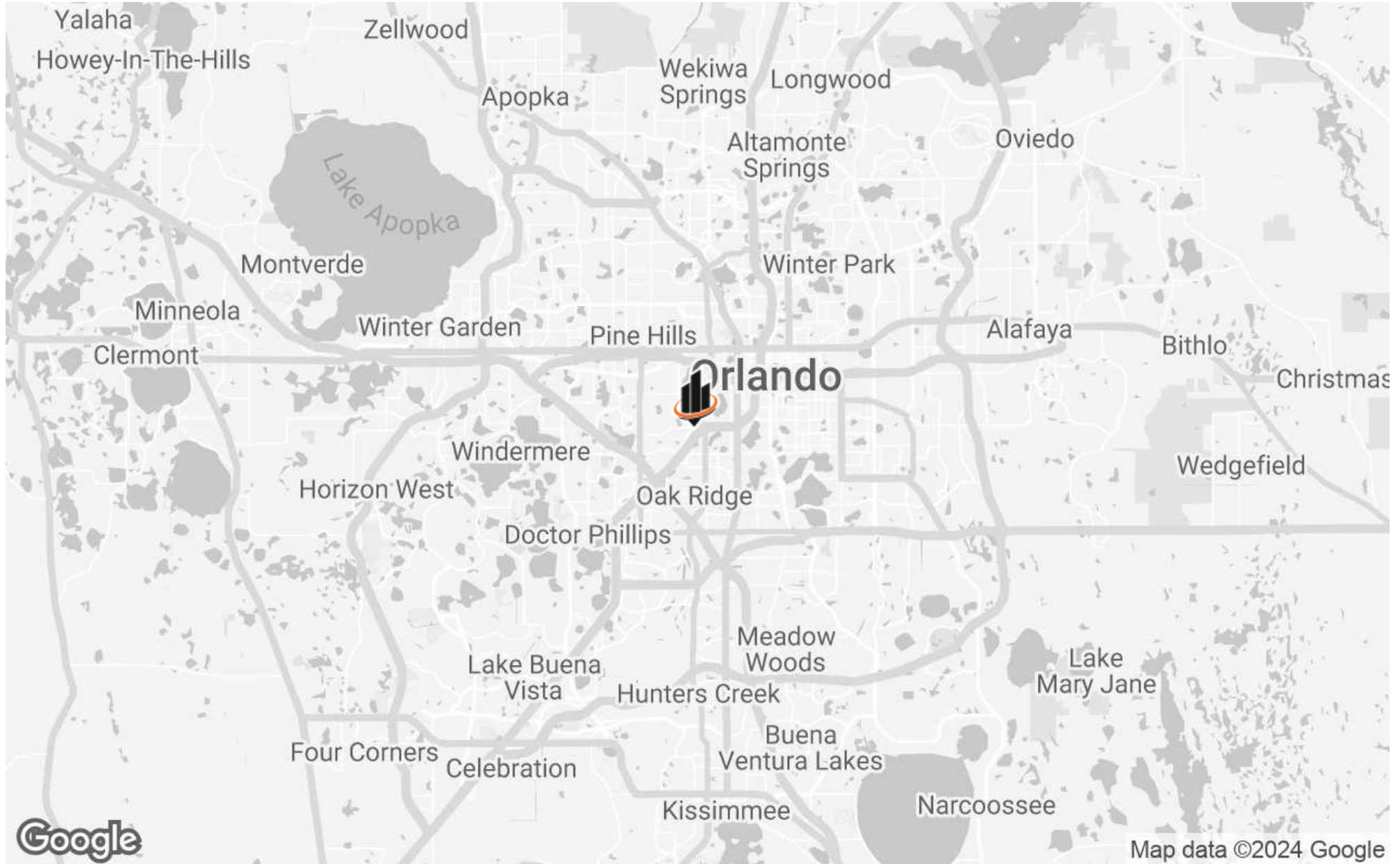
LEASE INFORMATION

LEASE TYPE:	Contact Agent	LEASE TERM:	Negotiable
TOTAL SPACE:	3,200 - 5,400 SF	LEASE RATE:	Contact Agent

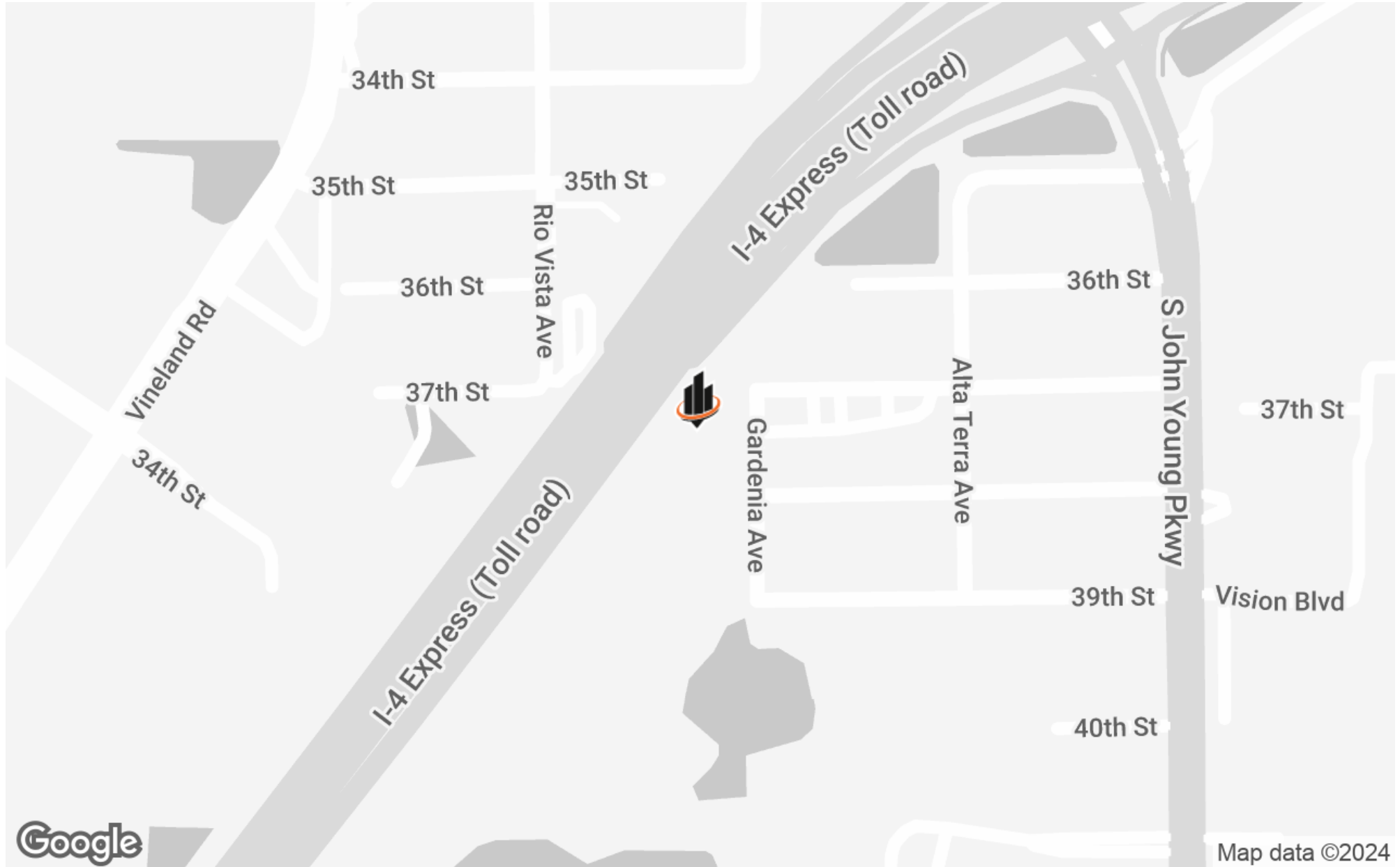
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Warehouse Space 1	Available	3,200 SF	Modified Gross	Contact Agent
Warehouse Space 2	Available	5,400 SF	Modified Gross	Contact Agent

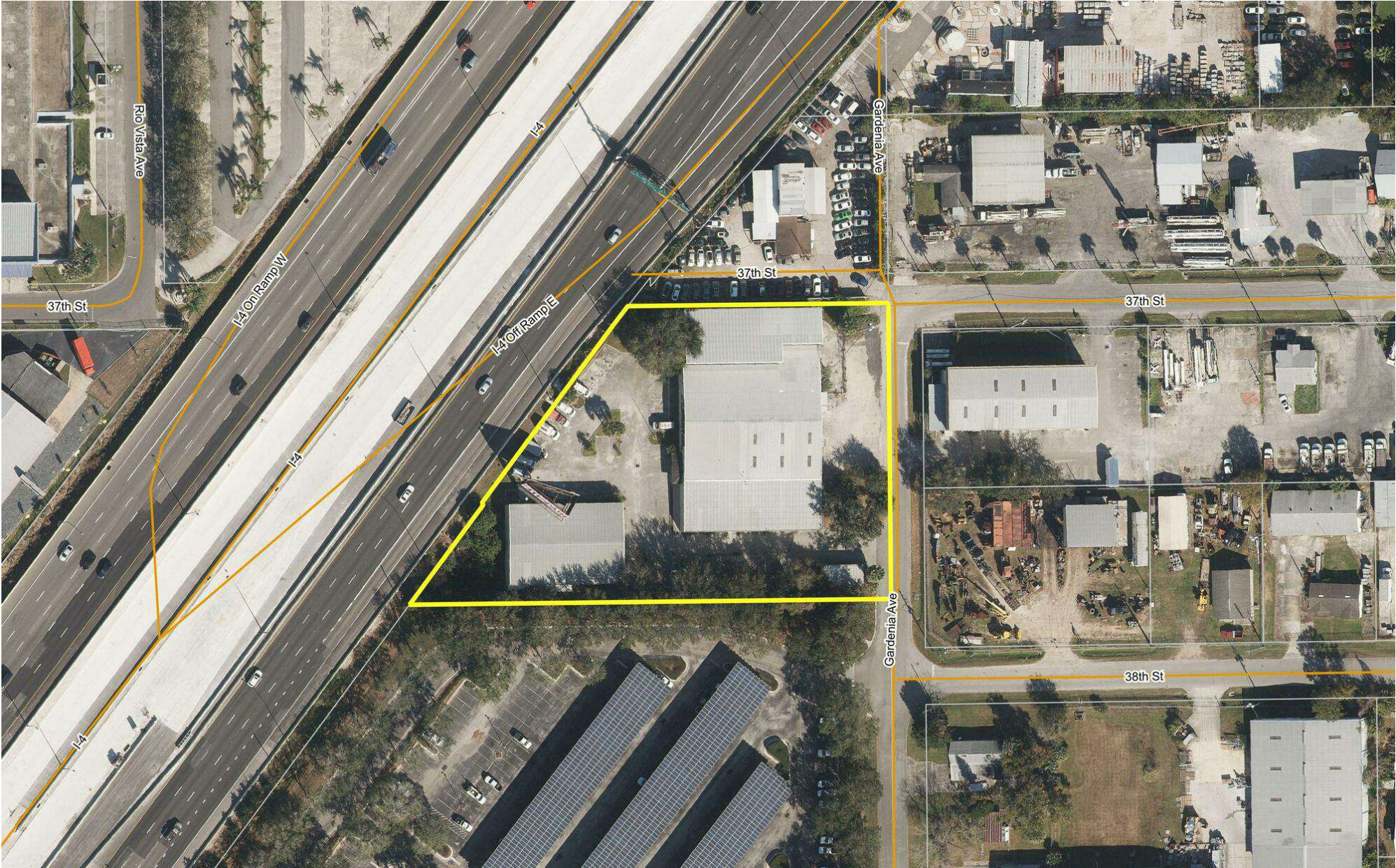
REGIONAL MAP



LOCATION MAP



AERIAL



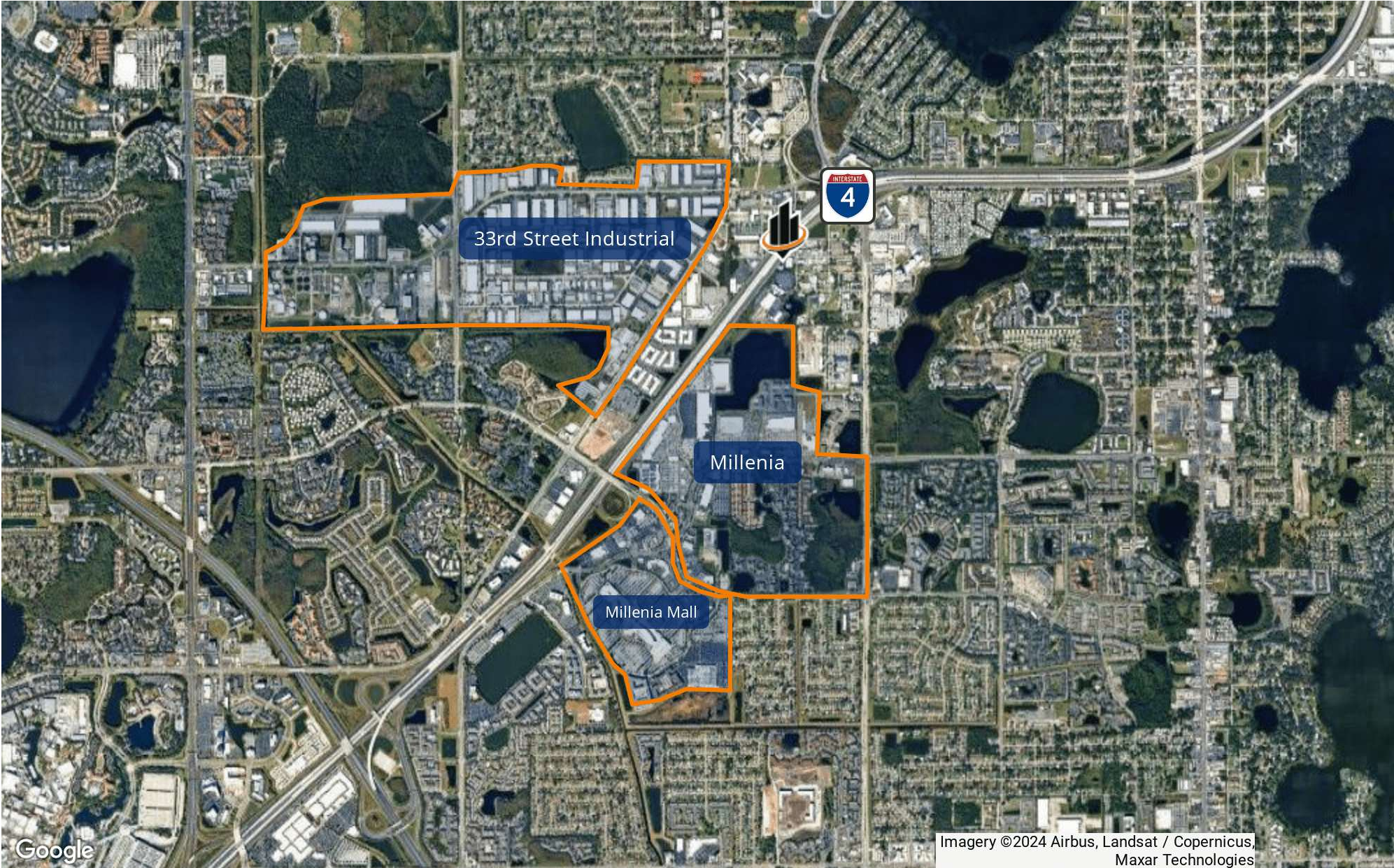
ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



RETAILER MAP



RETAILER MAP



DEMOGRAPHICS MAP & REPORT

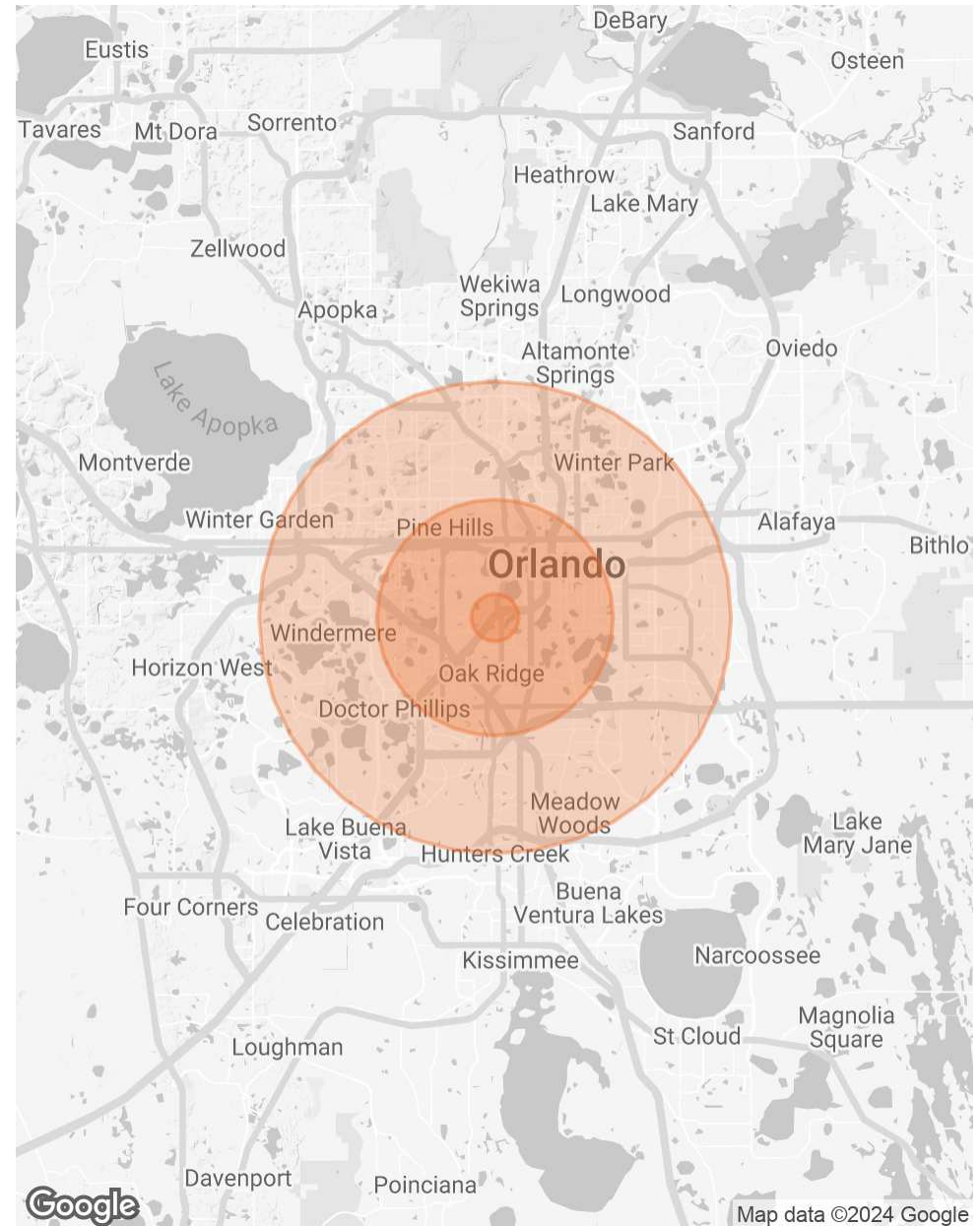
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	12,094	272,942	876,872
AVERAGE AGE	35.3	35.8	37.0
AVERAGE AGE (MALE)	36.2	35.0	36.0
AVERAGE AGE (FEMALE)	34.4	36.3	37.9

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	4,996	121,278	367,659
# OF PERSONS PER HH	2.4	2.3	2.4
AVERAGE HH INCOME	\$39,491	\$61,160	\$71,183
AVERAGE HOUSE VALUE	\$68,735	\$182,483	\$242,992

2020 American Community Survey (ACS)





STELLA ARTOIS

10000 S. ...

10000 S. ...

ADVISOR BIOGRAPHY



BERLINTE HIRESH, CCIM, SIOR

Senior Advisor

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PROFESSIONAL BACKGROUND

Berlinte Hires, CCIM, SIOR is a licensed real estate broker in Florida and a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Orlando, Florida.

A seasoned commercial broker, Berlinte brings over twenty years of experience in commercial real estate. Berlinte has an impressive record of multi-million-dollar sales transactions and has represented clients from across the industrial spectrum, such as national and international players in the food processing, cold storage, warehousing, distribution, and logistics markets as well as real estate developers.

A dynamic and resilient expert, Berlinte is a performance-driven professional. She focuses on delivering outstanding results to her highly diverse client base. With her expertise and powerful negotiating skills, Berlinte aims to tap into Orlando's market to drive growth and offer unparalleled services to her clients. Berlinte is perfectly bilingual in English and French.

Berlinte specializes in:

- Investments sales
- Industrial
- Hospitality
- Retail
- Multi-residential
- Land

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This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



For more information visit SVNsaunders.com

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