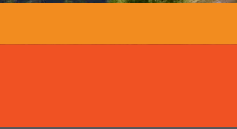


# FOR LEASE

40,000-80,000 SF AVAILABLE  
2700 HAZELHURST AVENUE  
ORLANDO, FL 32804



40,000-80,000 SF  
AVAILABLE



FOUNDRY  
COMMERCIAL

RENOVATIONS  
COMPLETE Q3 2024

# FOR LEASE

40,000-80,000 SF AVAILABLE  
2700 HAZELHURST AVENUE  
ORLANDO, FL 32804



DOWNTOWN ORLANDO

40,000-80,000 SF  
AVAILABLE

HANSROB ROAD

FOUNDRY  
COMMERCIAL

RENOVATIONS  
COMPLETE Q3 2024

# FOR LEASE

40,000-80,000 SF AVAILABLE  
2700 HAZELHURST AVENUE  
ORLANDO, FL 32804

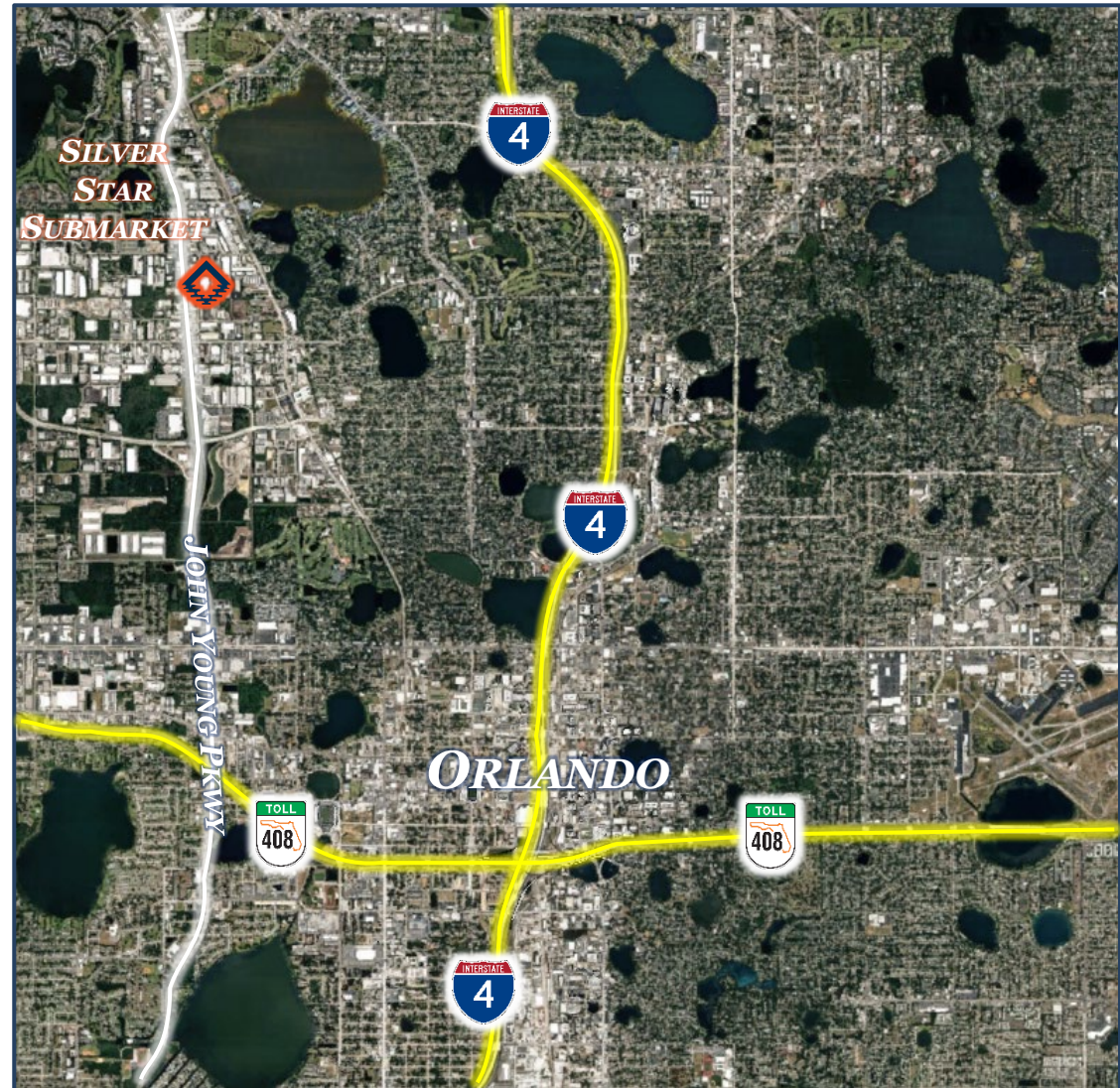


## SUITE INFORMATION

- 40,000-80,000 SF AVAILABLE
- 20' CLEAR HEIGHT
- UP TO 6,675 SF OFFICE
- NEW TPO ROOF – 15 YEAR WARRANTY
- 85' SECURED TRUCK COURT
- 7 DOCK HIGH DOORS & 1 RAMP DRIVE-IN
- 2024 COMPLETE OFFICE REMODEL
- NEW LED LIGHTING
- NEW INTERIOR & EXTERIOR PAINTING
- 480V, 3-PHASE POWER

## 2700 HAZELHURST AVENUE

### 40,000-80,000-SF INDUSTRIAL WAREHOUSE



### MARKETED BY:

**JUSTIN RUBY, SIOR, CCIM**

407.865.0311

JUSTIN.RUBY@FOUNDRYCOMMERCIAL.COM

**JEROD FREELAND**

321.591.5404

JEROD.FREELAND@FOUNDRYCOMMERCIAL.COM

**JOEY WOODMAN**

407.748.5888

JOEY.WOODMAN@FOUNDRYCOMMERCIAL.COM

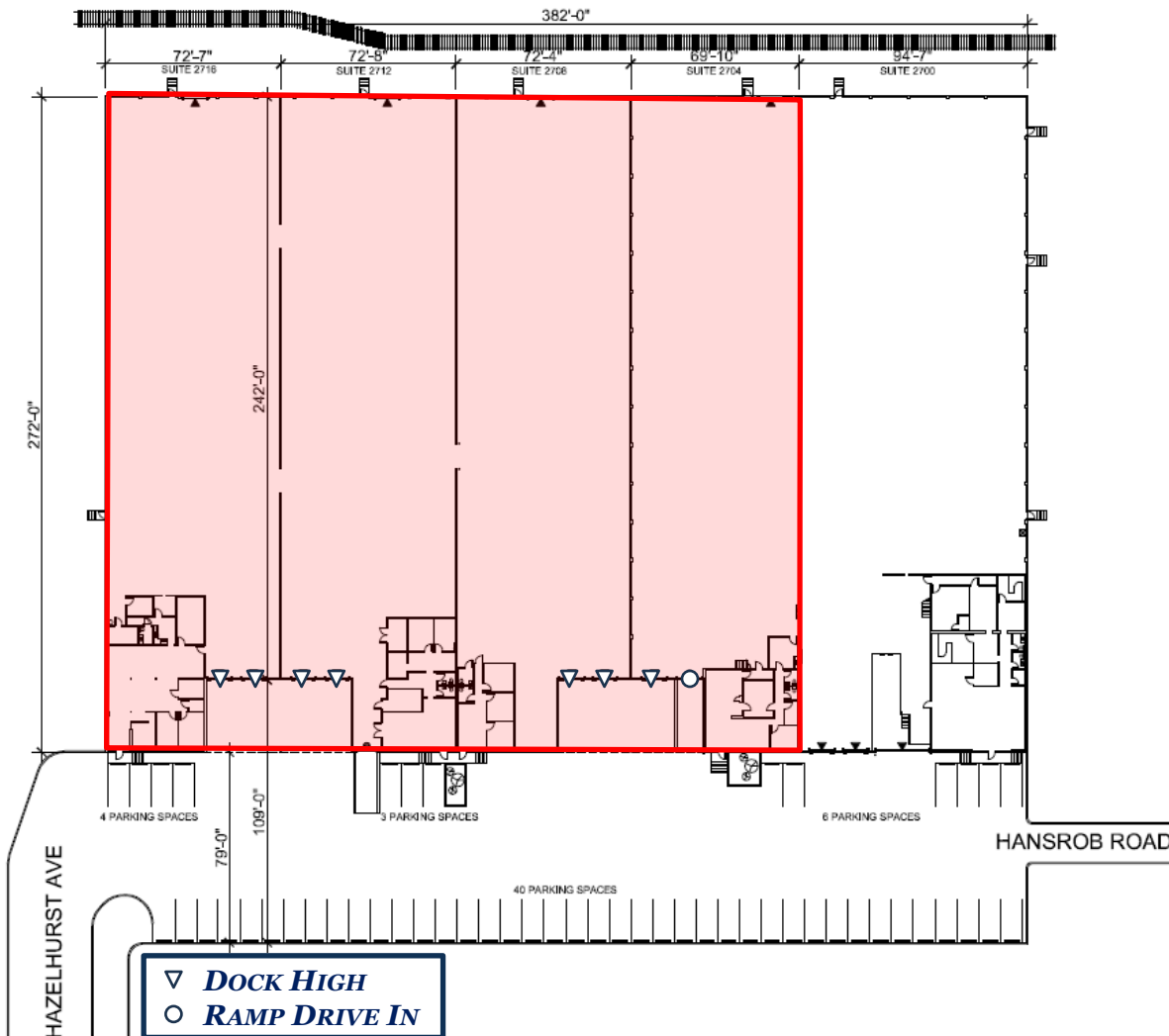


# FOR LEASE

40,000-80,000 SF AVAILABLE  
2700 HAZELHURST AVENUE  
ORLANDO, FL 32804



## FLOOR PLAN 40,000-80,000 SF AVAILABLE



### PLANNED MAKE-READY (FULL WHITEBOX)

- LED LIGHTING (OFFICE)
- LED LIGHTING (WAREHOUSE)
- PAINT WAREHOUSE WALLS WHITE
- NEW CARPET THROUGHOUT OFFICE
- NEW FIXTURES THROUGHOUT SPACE
- NEW STRIPING IN PARKING LOT
- NEW TPO ROOF (15 YEAR WARRANTY)
- LANDSCAPING UPGRADES

# FOR LEASE

40,000-80,000 SF AVAILABLE  
2700 HAZELHURST AVENUE  
ORLANDO, FL 32804



*Additional Imagery*

**CLICK HERE**

**WAREHOUSE**  
**20-FT CLEAR**



**LOADING BAYS**  
**2 OF 8 BAYS**



**OFFICE SPACE**



**RENOVATIONS**  
**COMPLETE Q3 2024**

# FOR LEASE

40,000-80,000 SF AVAILABLE  
2700 HAZELHURST AVENUE  
ORLANDO, FL 32804



40,000-80,000 SF  
AVAILABLE

HAZELHURST AVE

HANSROB ROAD

FOUNDRY  
COMMERCIAL

DENNIS HERNANDEZ  
COMMERCIAL REAL ESTATE

RENOVATIONS  
COMPLETE Q3 2024