

# INDUSTRIAL AVAILABLE FOR LEASE

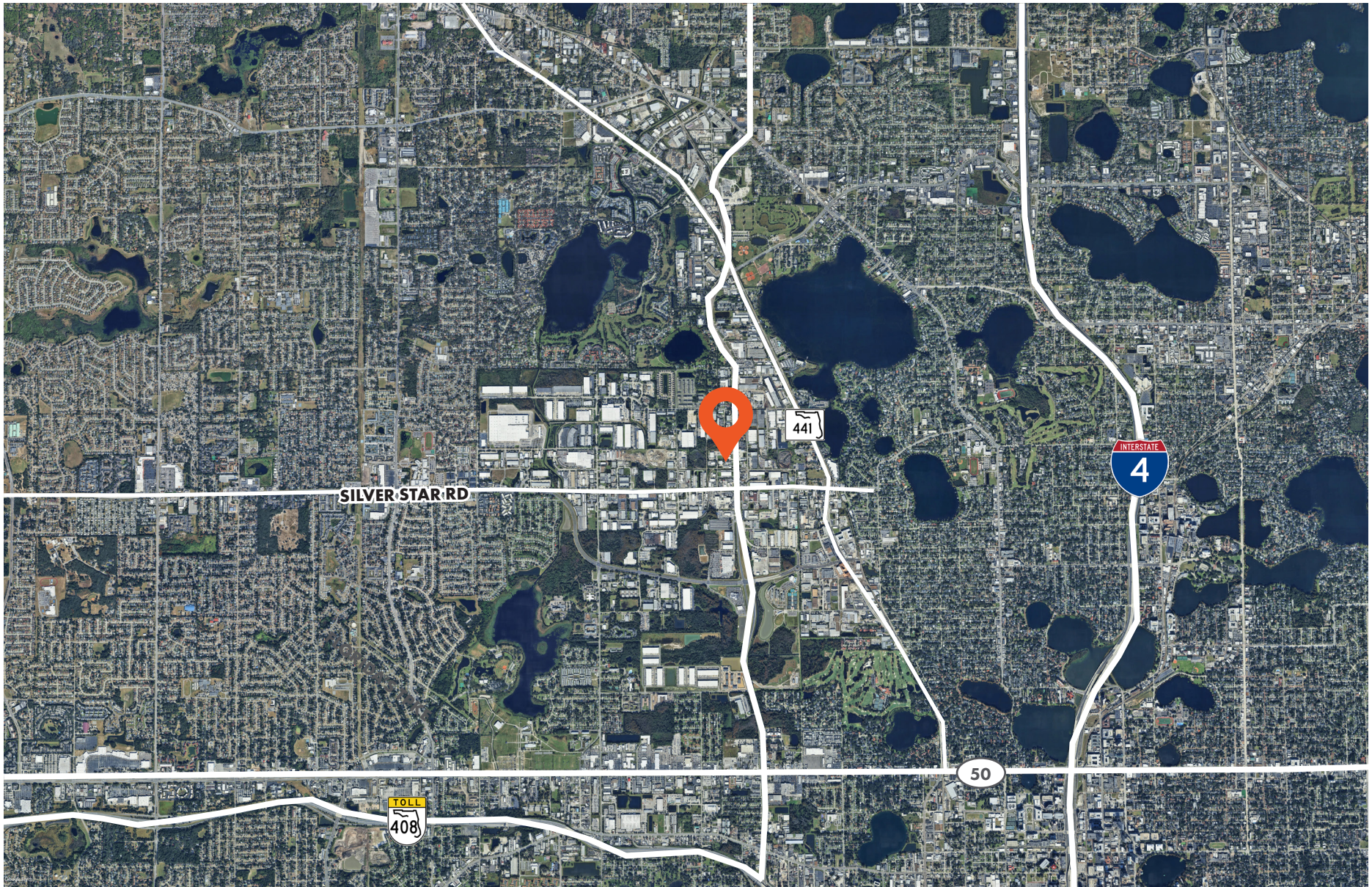


**3144 JOHN YOUNG PKWY | ORLANDO, FL**

± 8,492 SF AVAILABLE FOR LEASE

**FOUNDRY**  
COMMERCIAL

## PROPERTY LOCATION



FOR MORE INFORMATION, PLEASE CONTACT:



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## BUILDING INFORMATION

<b>TOTAL SF</b>	8,492 SF
<b>OFFICE SF</b>	3,000 SF
<b>CLEAR HEIGHT</b>	21'
<b>GRADE LEVEL DOORS</b>	4
<b>CAR PARKING</b>	20 vehicle spaces
<b>ASKING RATE</b>	\$15.00/SF NNN
<b>OPEX</b>	\$2.75/SF
<b>ZONING</b>	C-3

## PROPERTY HIGHLIGHTS

- Great visibility and signage opportunity on John Young Parkway
- Centrally located with easy access to major roadways
- Fenced truck court



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