

For Lease

# Grade Level Showroom/Warehouse Building

1,861 - 5,585 SF | \$20.00 / SF



## 8119 South Orange Avenue

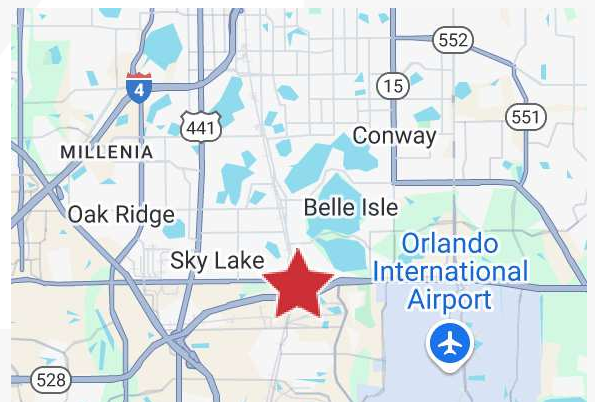
Orlando, Florida 32809

### Property Highlights

- Showroom/Warehouse for Lease
- \$20.00 / SF NNN
- Operating Expenses: \$4.38/SF (estimated)
- 2 Units 1,863 & 3,722 SF
- Up to 5,585 SF contiguous available
- 12' x 12' grade level overhead doors
- Clear Height: 16' - 18'
- 150 amp, 3-phase electric
- 68 parking spaces or 3.3/1,000 SF
- Walking distance to Sunrail Station on Orange Avenue
- Easy access to all of Orlando including OIA Orange County Convention Center, tourist attractions and Downtown Orlando via Parkline Blvd., Orange Ave., McCoy/Sand Lake Rd., and Beachline Expressway / SR 528
- Currently occupied - Do Not disturb tenant

### OFFERING SUMMARY

<b>Available SF</b>	<b>1,861 - 5,585 SF</b>
<b>Lease Rate</b>	<b>\$20.00 / SF (NNN)</b>
<b>Lot Size</b>	<b>5.25 Acres</b>
<b>Building Size</b>	<b>20,475 SF</b>



For more information

**Kevin O'Connor**

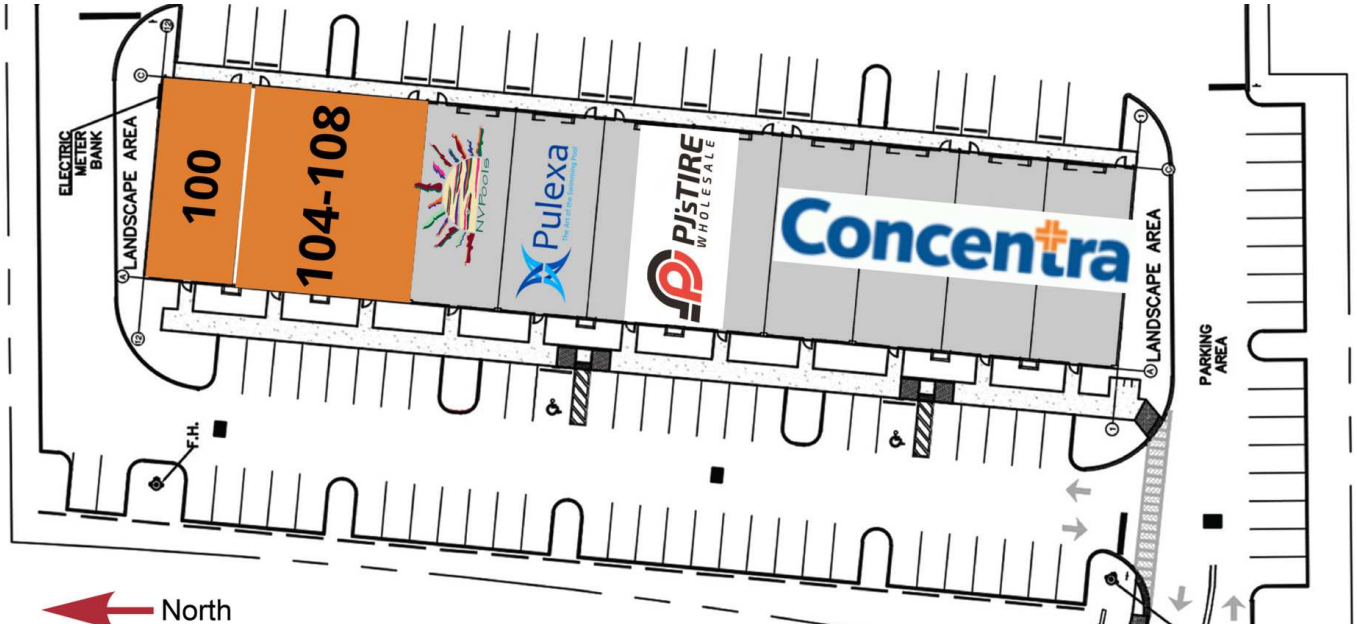
O: 407 949 0736  
koconnor@realvest.com

**Matthew Cichocki**

O: 407 949 0738  
mcichocki@realvest.com

**Lease Rate: \$20.00 / SF NNN**

# Building A - Available Space



UNAVAILABLE



AVAILABLE DECEMBER 2024

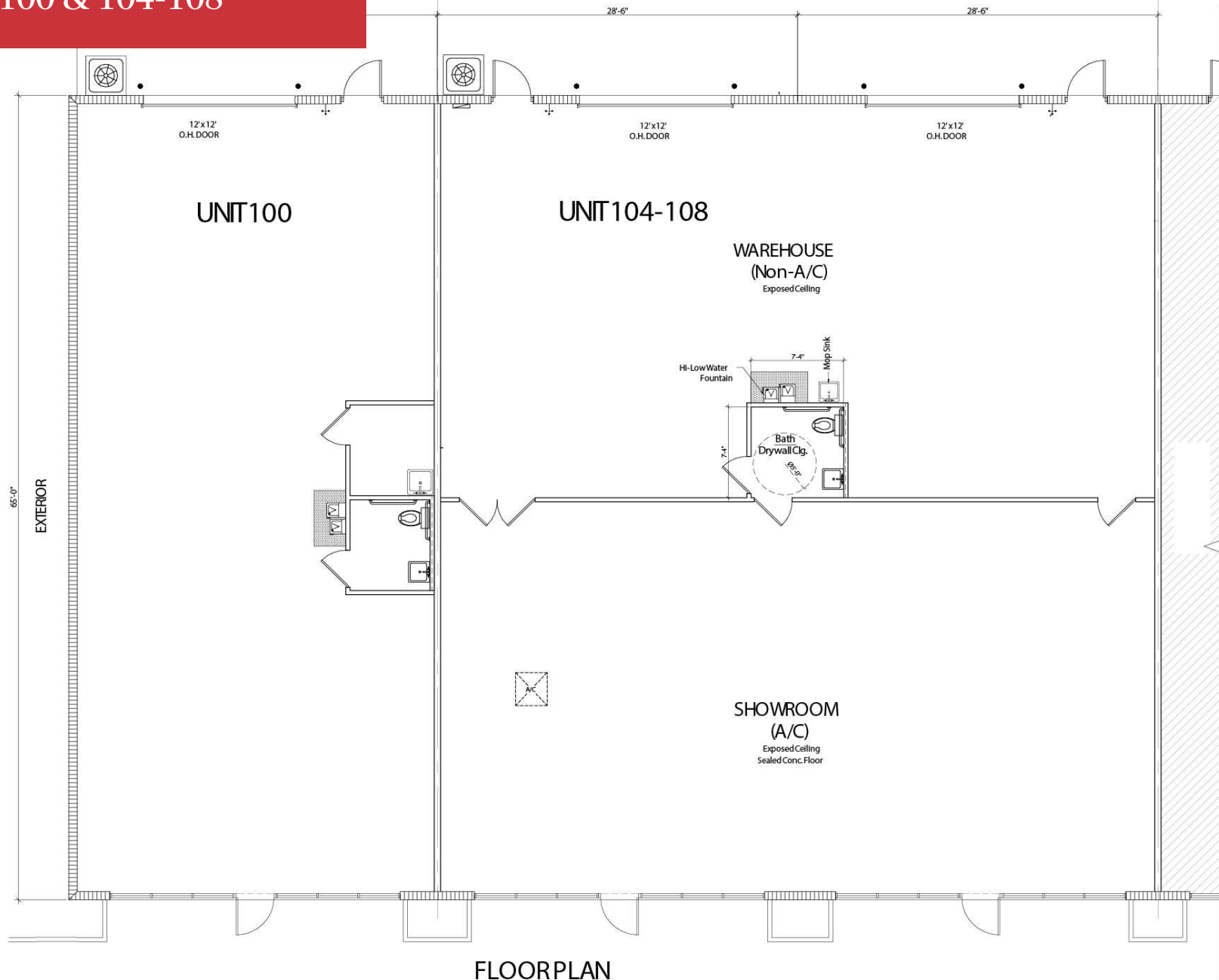


AVAILABLE



SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 100	Available	1,861 SF	NNN	\$20.00 SF/yr	Showroom/Warehouse
Suite 104-108	Available	3,724 SF	NNN	\$20.00 SF/yr	Showroom/Warehouse
Suite 112	NV Pools	1,861 SF	NNN	-	Showroom/Warehouse
Suite 116	Pulexa Pool	1,861 SF	NNN	-	Showroom/Warehouse
Suite 120	PJ's Tire Warehouse	1,861 SF	NNN	-	Showroom/Warehouse
Suite 124	PJ's Tire Warehouse	1,861 SF	NNN	-	Showroom/Warehouse
Suite 128	Concentra Health	1,861 SF	NNN	-	Showroom/Warehouse
Suite 132	Concentra Health	1,861 SF	NNN	-	Showroom/Warehouse
Suite 136	Concentra Health	1,861 SF	NNN	-	Showroom/Warehouse
Suite 140	Concentra Health	1,863 SF	NNN	-	Showroom/Warehouse

# Units 100 & 104-108



## FLOORPLAN

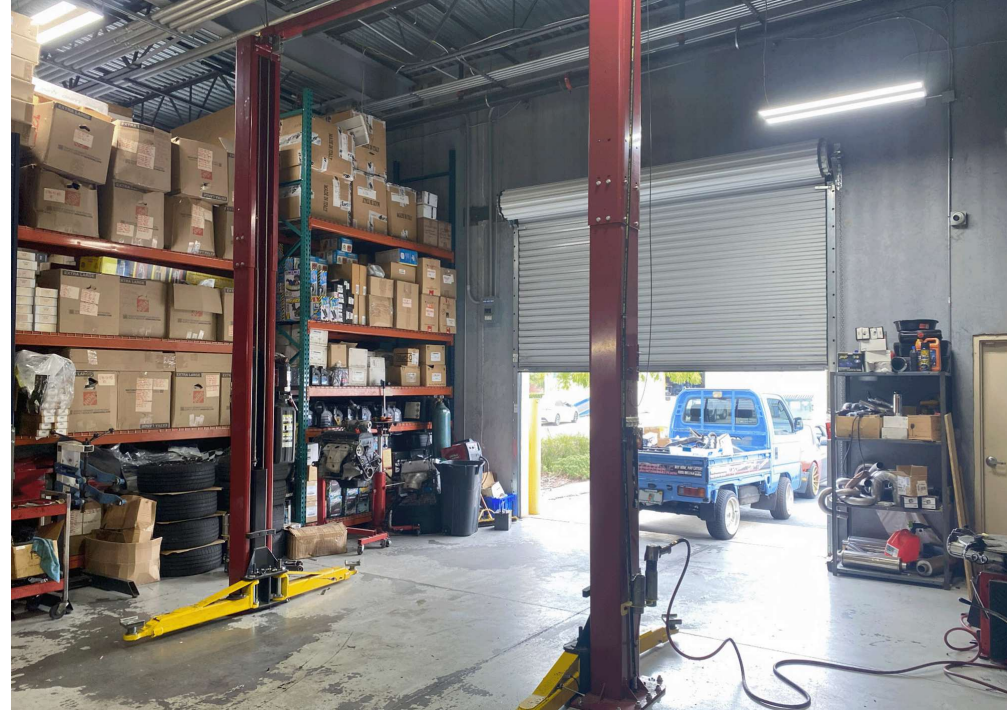
SCALE: 1/4" = 1'-0"







Unit 104-108





# Retailer Map

