



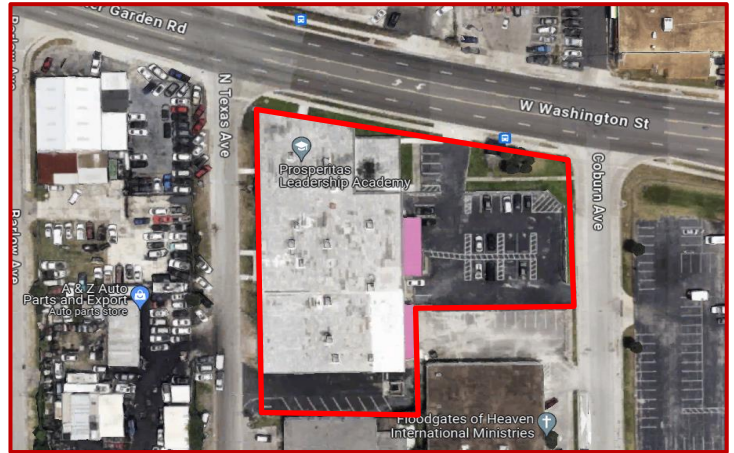
C. Brenner, Inc.

1510 E Colonial Dr, Suite 307
Orlando, FL 32803
Phone: (407) 677-1700

COMMERCIAL REAL ESTATE

Fully Air-Conditioned Warehouse Downtown Orlando

2140 W Washington St,
Orlando, FL 32805



- 33,779 SF warehouse (28,727 SF footprint + 5,052 SF 2nd floor shell space)
- Paved 1.34 acre lot, ample space for parking, truck court, or outside storage
- 1,600 amp 3 phase power, 17' clear height
- Building is fully air conditioned and fully fire sprinklered
- Building can be used as-is (school) or reverted to dock-high warehouse
- High-traffic visibility and building signage on W Washington St
- Excellent central location with proximity to Downtown Orlando, I-4 and 408
- I-G zoning allows most industrial uses, including auto repair and sales
- \$5,800,000 (\$172/SF)
- Adjacent 1.52 acre paved/fenced lot available for sale together with this site

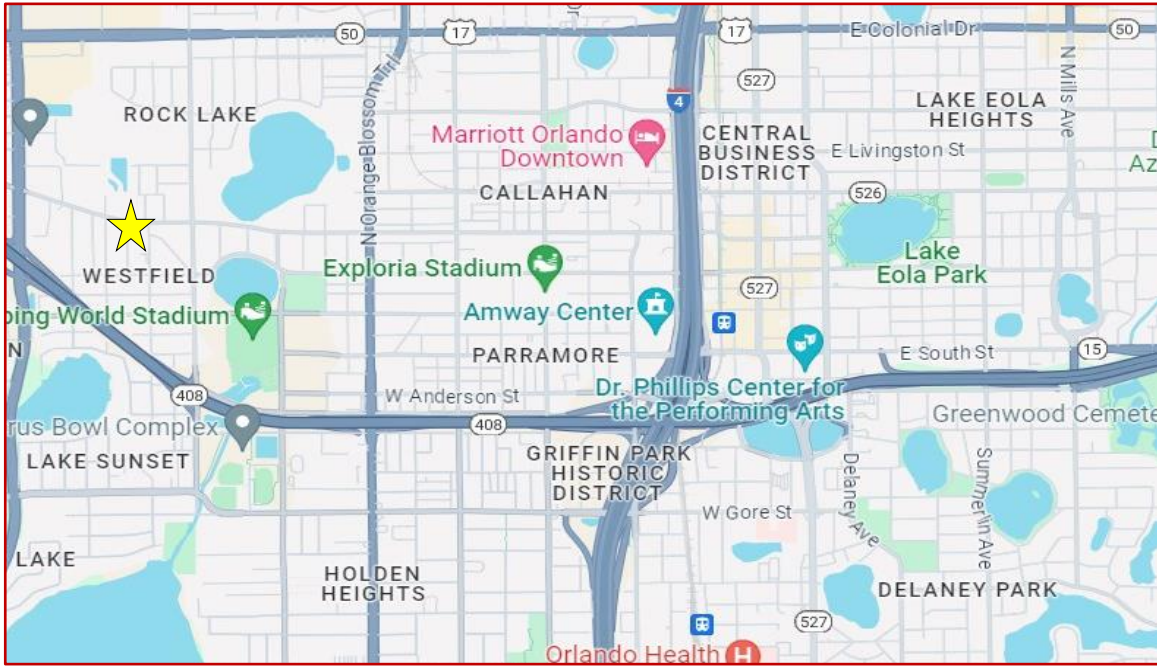
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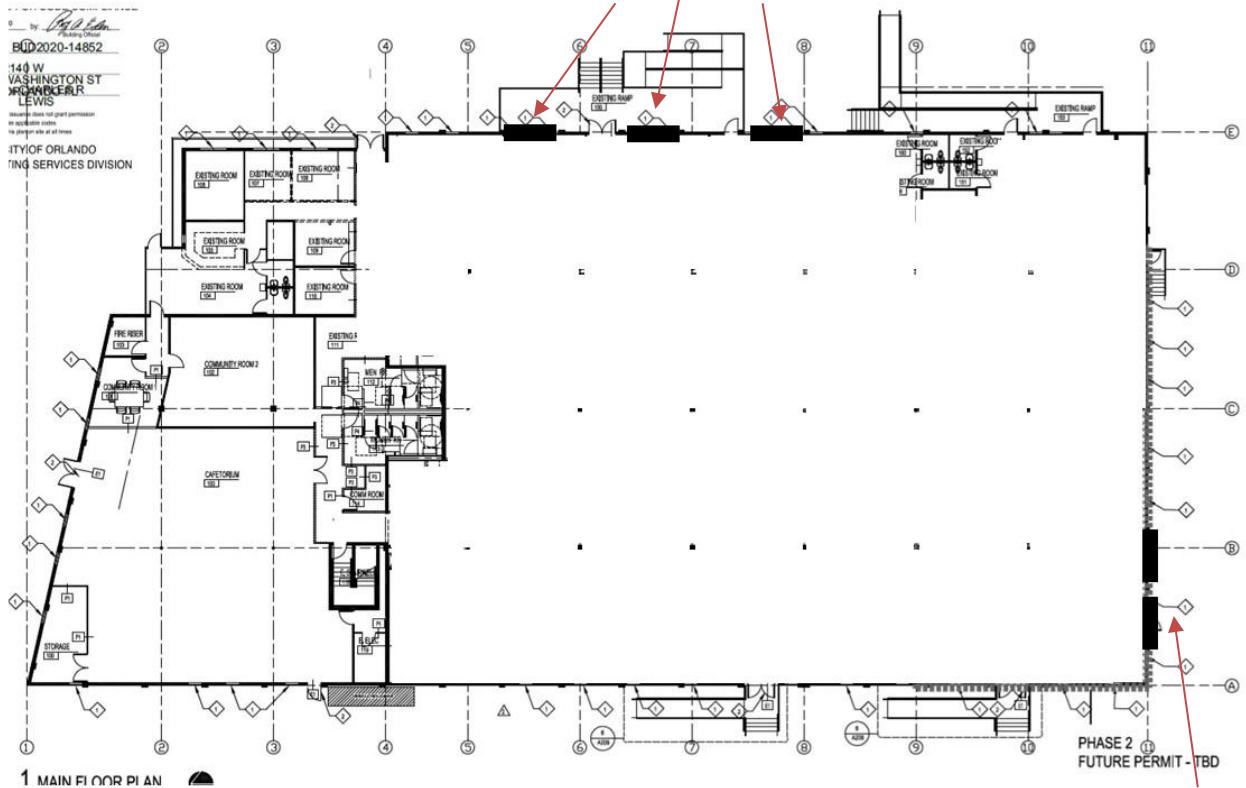


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Potential Dock Doors



Proposed Warehouse Reversion

Potential Grade Doors

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