

For Lease

Dock High Warehouse Building

8,534 SF | \$15.00 / SF



8123 South Orange Avenue

Orlando, Florida 32809

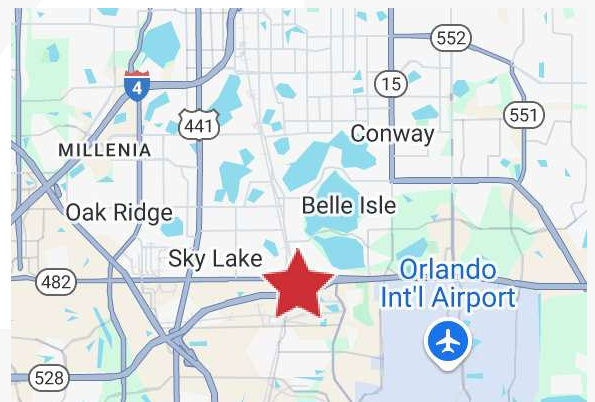
Property Highlights

- 8,534 SF Dock-high warehouse Space for lease
- \$15.00/SF NNN
- Operating expenses: \$4.38/SF (estimated)
- ±850 SF Standard Office Buildout
- Two (2) 10' x 14' dock-high overhead doors
- Clear height: 26' - 29'
- 100 amp, 3 phase electric
- T-5 lighting in warehouse
- 60' concrete pad behind dock doors
- 86 parking spaces or 1.7/1,000 SF

Lease Rate: \$15.00 / SF NNN

OFFERING SUMMARY

Available SF	8,534 SF
Lease Rate	\$15.00 / SF (NNN)
Lot Size	5.25 Acres
Building Size	42,666 SF



For more information

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Building Highlights



8119 & 8123 SOUTH ORANGE AVENUE

- 2 buildings totaling 71,675 SF (20,475 SF Showroom/Warehouse Building and 51,200 SF Warehouse Building)
- Zoning: C-3 (Orange County)
- Tilt-Wall Construction
- ESFR Sprinkler
- Duke Energy (electric) and OUC (water)
- Monument Sign on Orange Avenue (available for the 8119 S. Orange Ave. Showroom/Warehouse Building only)
- Parking: 154 total parking spaces (148 regular and 6 handicap) and 8 bicycle spaces
- Located in Airport Commerce Center
- 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 Avenue, McCoy/Sand Lake Road, and Beachline Expressway/SR 528

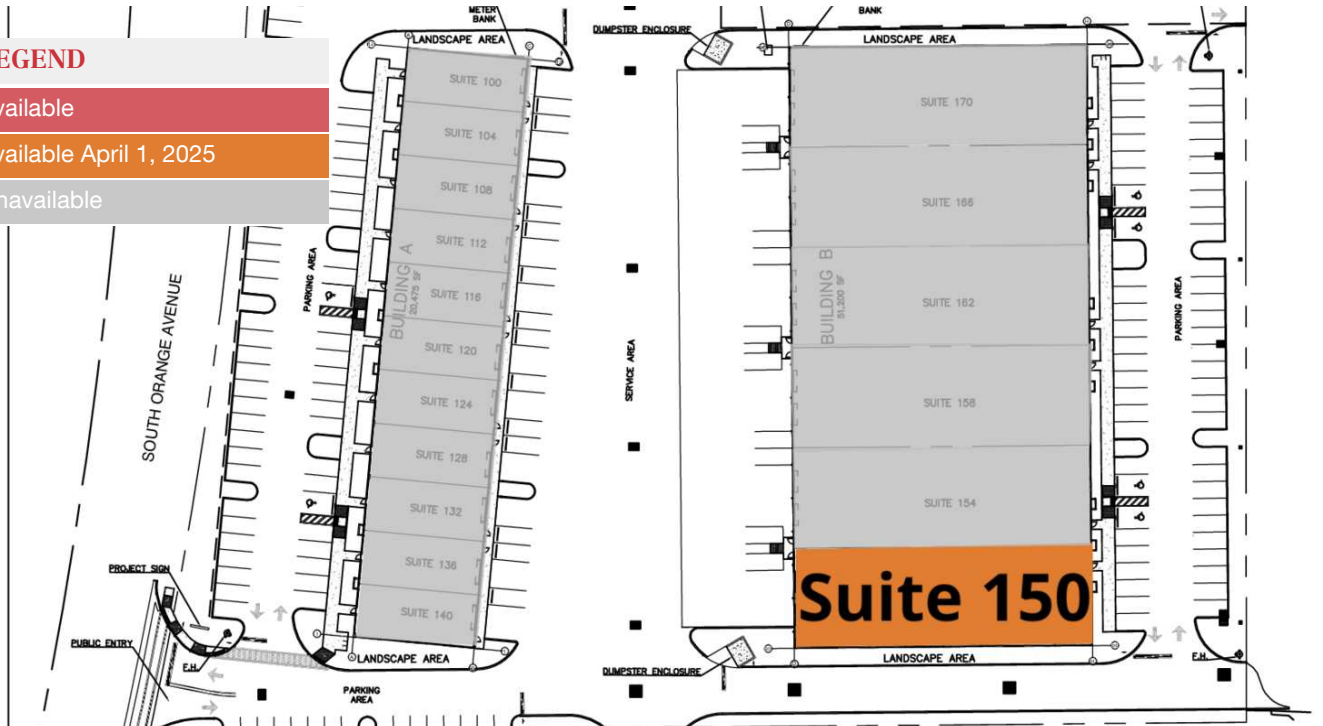
Available Spaces

LEGEND

Available

Available April 1, 2025

Unavailable



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	8,534 SF	Lease Rate:	\$15.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 170	-	8,534 SF	NNN	-	Office/Warehouse
Suite 166	-	8,533 SF	NNN	-	Office/Warehouse
Suite 162	-	8,533 SF	NNN	-	Office/Warehouse
Suite 158	-	8,533 SF	NNN	-	Office/Warehouse
Suite 154	-	8,533 SF	NNN	-	Office/Warehouse
Suite 150	Available April 1, 2025	8,534 SF	NNN	\$15.00 SF/yr	Office/Warehouse

FLOOR PLAN - Unit 150
 SCALE: 1/4" = 1'-0"

