

1400 N ORANGE BLOSSOM TRAIL

14,366 SF AVAILABLE FOR LEASE

**INFILL BUILDING WITH YARD AVAILABLE
NOW IN THE PACKING DISTRICT**



1400 N ORANGE BLOSSOM TRAIL

INFILL BUILDING WITH YARD

LEASE RATE:	\$18.95/SF NNN
SF:	14,366 SF
TIMING:	Immediate
PARKING:	3.4/1,000
LAND:	1.33 AC

PROPERTY DESCRIPTION

1400 N Orange Blossom Trail is located in the heart of College Park and Orlando's Packing District. The building sits just 9 minutes from I-4 and is easily accessed from anywhere in the region.

The building features approximately 20% finished office space and has 2 grade level doors with the ability to receive dock high shipments. The yard on the north side of the building is partially covering helping shield materials from the elements.



PLEASE CONTACT

GABE DE JESUS **407.650.1501** | gabe.dejesus@foundrycommercial.com
Licensed Real Estate Broker

JOEY WOODMAN **407.748.5888** | joey.woodman@foundrycommercial.com
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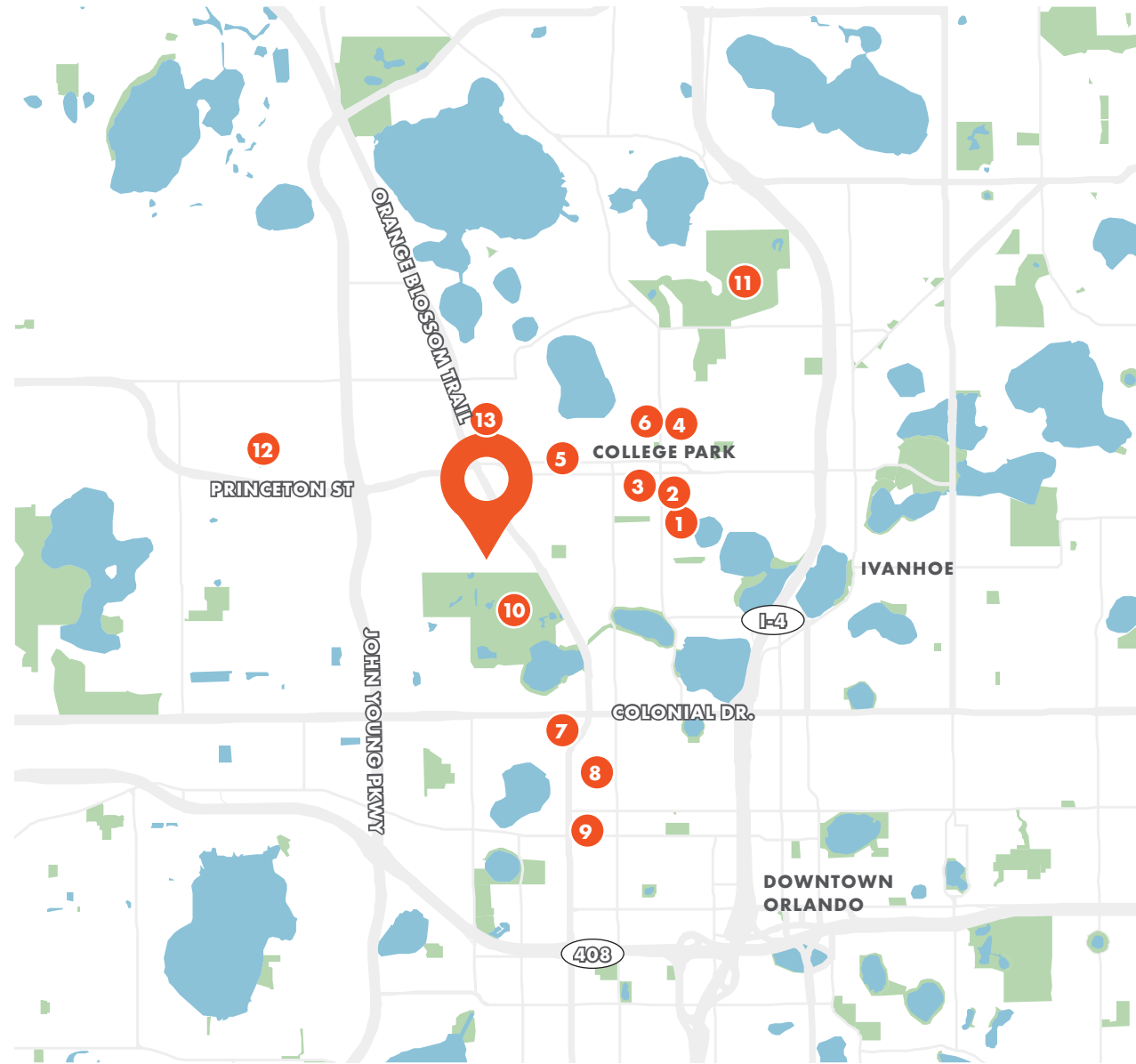
FOUNDRY
COMMERCIAL

1400 N ORANGE BLOSSOM TRAIL

AMENITIES + ROADWAYS

FOOD AND CONVENIENCE

1. Christo's Cafe
2. Starbucks
3. Turci Pasta
4. Tijuana Flats
5. PR's Taco Palace
6. New Moon Market Juice Bar
7. Wawa
8. The Monroe
9. Deadwords Brewing
10. Country Club of Orlando
11. Dubsdread
12. Walmart
13. Foxtail Coffee - Packing District



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PROPERTY IMAGES



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