



# C. Brenner, Inc.

1510 E. Colonial Dr. Suite 307

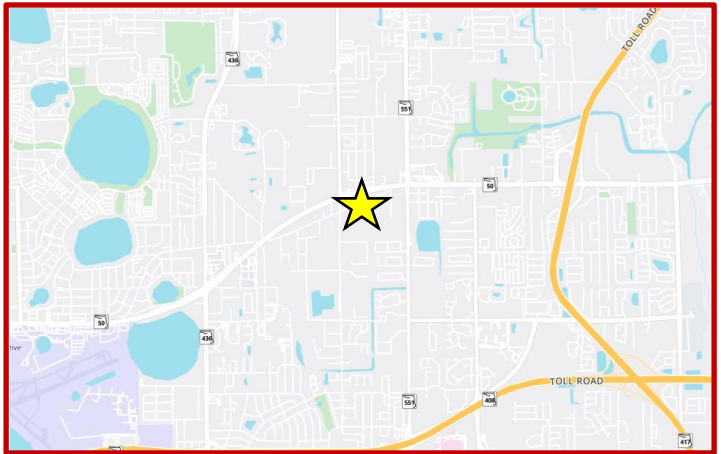
Orlando, FL 32803

Phone: (407) 677-1700

COMMERCIAL REAL ESTATE

## Owner/User Warehouse East Orlando

**1606 Aber Rd,  
Orlando, FL 32807**



- Freestanding grade level warehouse East Orlando
- Building is 4,840 SF total, split into two bays (3,240SF and 1,600SF)
- Rear bay (1,600SF) currently leased through October 2026 offers in-place income to offset mortgage payments
- Large ½ acre lot accommodates ample parking or outside storage
- Appx. 1,100SF office and 2,100SF warehouse in the front bay
- 15' clear height and 400a single phase power
- One 12'x12' grade door and one 10'x10' grade door in front bay
- Flexible C-3 zoning allows light industrial and most commercial uses
- Central location with convenient access to HWY 417 and HWY 408
- Asking \$1,500,000, inquire with broker about leasing availability

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