

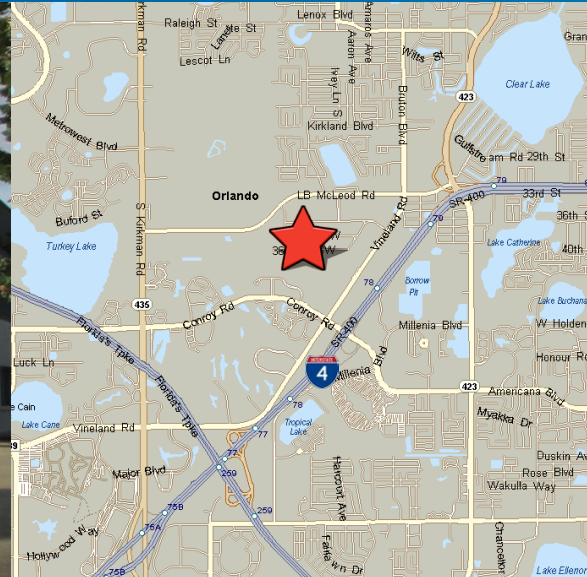
FOR SALE > INDUSTRIAL

4631 35th Street

ORLANDO, FL 32811



Central Florida



4631 35th Street > Features

- > 20,046 SF free-standing building
- > 2,700 SF office
- > 20' - 22' clear height
- > Three grade doors
 - 2 - 10' x 12'
 - 1 - 20' x 16'
- > Rear load
- > 90' concrete truck court, completely fenced
- > .213 GPM/2,000 SF sprinklers
- > 3 phase power
- > 18 parking spaces
- > 1.43 acres
- > Zoned I-P, City of Orlando
- > Existing lease expires 9/30/2015
- > **\$1,165,000 (\$58.12 / SF)**

The property is located on the north side of 35th Street in the 33rd Street Industrial Park and offers excellent access to Interstate 4 and the Florida Turnpike. It is minutes from the Mall at Millenia and Orlando's popular theme parks.



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