

LB MCLEOD RD.

BARTLETT BLVD.

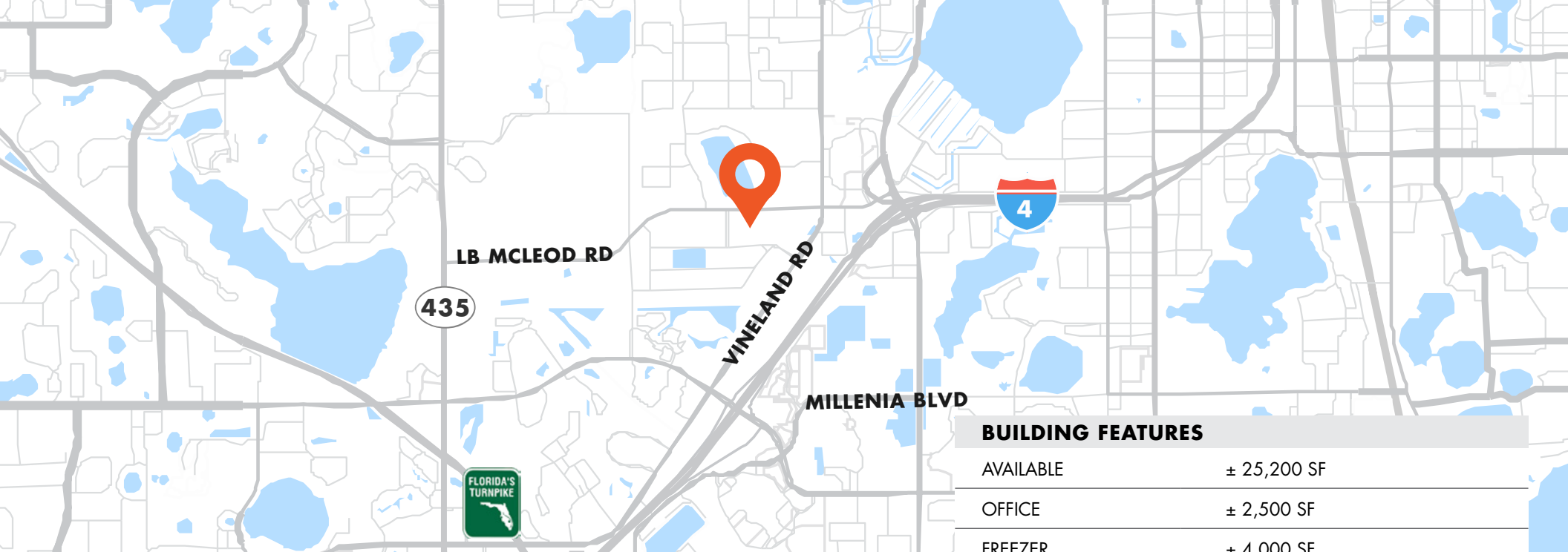
FOUNDRY
COMMERCIAL

3415 BARTLETT BLVD.

34TH STREET

INDUSTRIAL AVAILABLE FOR SALE OR LEASE | HEAVY POWER WITH FREEZER/COOLER STORAGE

±25,200 RSF AVAILABLE FOR SALE OR LEASE



DESCRIPTION

Situated in the highly sought-after 33rd Street Industrial Park, this property is located on the corner of 34th Street and Bartlett Blvd. This site offers excellent access with proximity to I-4 and Florida's Turnpike. The building has been used as a food processing and distribution facility, with existing freezer/cooler space available.

PROPERTY FEATURES

- Heavy Power
- Freezer/cooler facility
- Secured truck court
- Available now

BUILDING FEATURES

AVAILABLE	± 25,200 SF
OFFICE	± 2,500 SF
FREEZER	± 4,000 SF
COOLER	± 1,000 SF
ASKING PRICE	\$12M
LEASE RATE	\$10.95
OPEX	\$5.01
TRUCK COURT	80' - fully fenced
DOCK-HIGH DOORS	6
RAMP DOORS	1
ZONING	I-P
CLEAR HEIGHT	18' - 22'
PARKING	25 spaces

FOR MORE INFORMATION, PLEASE CONTACT:

JUSTIN RUBY, SIOR, CCIM | **407.865.0311** | Justin.Ruby@foundrycommercial.com
Licensed Real Estate Broker

JOEY WOODMAN | **407.748.5888** | Joey.Woodman@foundrycommercial.com
Licensed Real Estate Broker

FOUNDRY
COMMERCIAL

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

foundrycommercial.com