

For Lease

Grade Level Showroom/Warehouse Building

3,722 SF | \$16.00 / SF



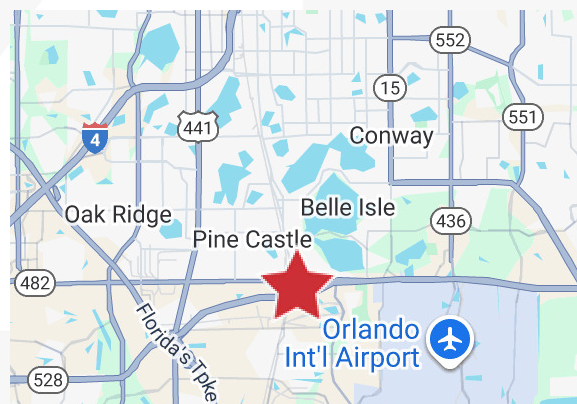
8119 South Orange Avenue
Orlando, Florida 32809

Property Highlights

- Showroom/Warehouse for Lease
- Operating Expenses: \$4.32/SF (estimated)
- Only One Unit available - 3,722 SF
- 12' x 12' grade level overhead doors
- Clear Height: 16' - 18'
- 150 amp, 3-phase phase electric
- Landlord buildout allowance available
- 68 parking spaces or 3.3/1,000 SF
- 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 Ave, McCoy/Sand Lake Rd, and Beachline Expressway / SR 528

OFFERING SUMMARY

Available SF	3,722 SF
Lease Rate	\$16.00 / SF (NNN)
Lot Size	5.25 Acres
Building Size	20,475 SF



For more information

Kevin O'Connor

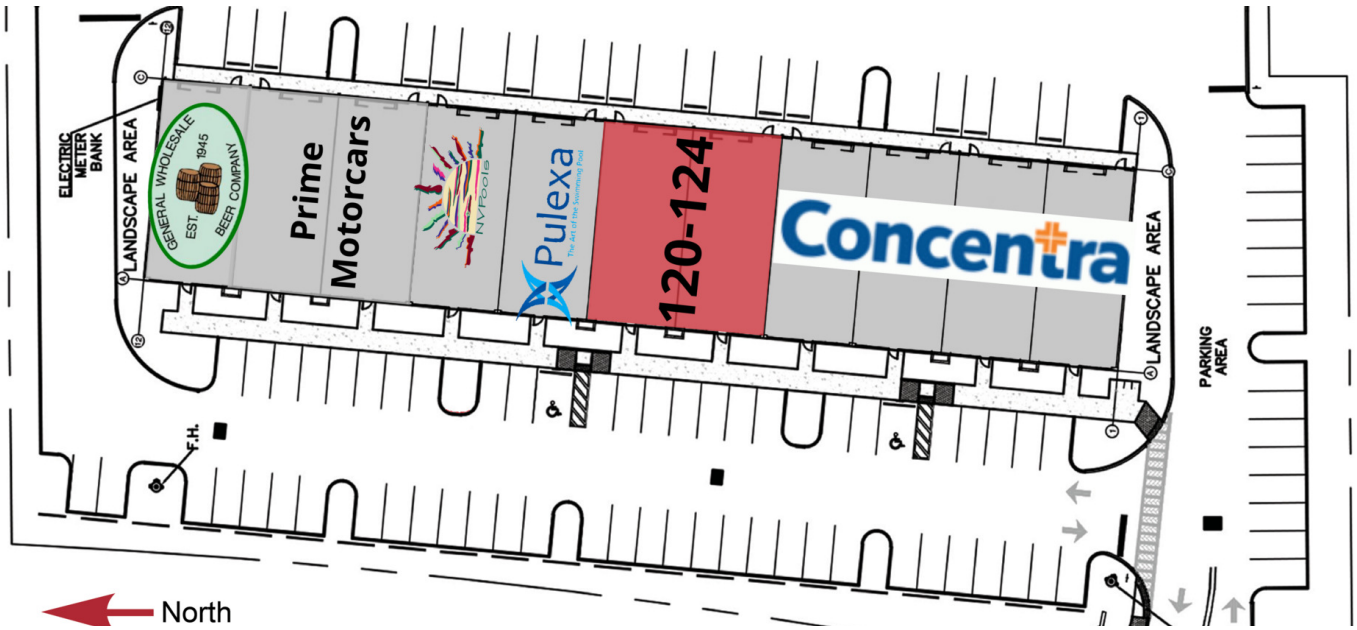
O: 407 949 0736
koconnor@realvest.com

Matthew Cichocki

O: 407 949 0738
mcichocki@realvest.com

Lease Rate: \$16.00 / SF NNN

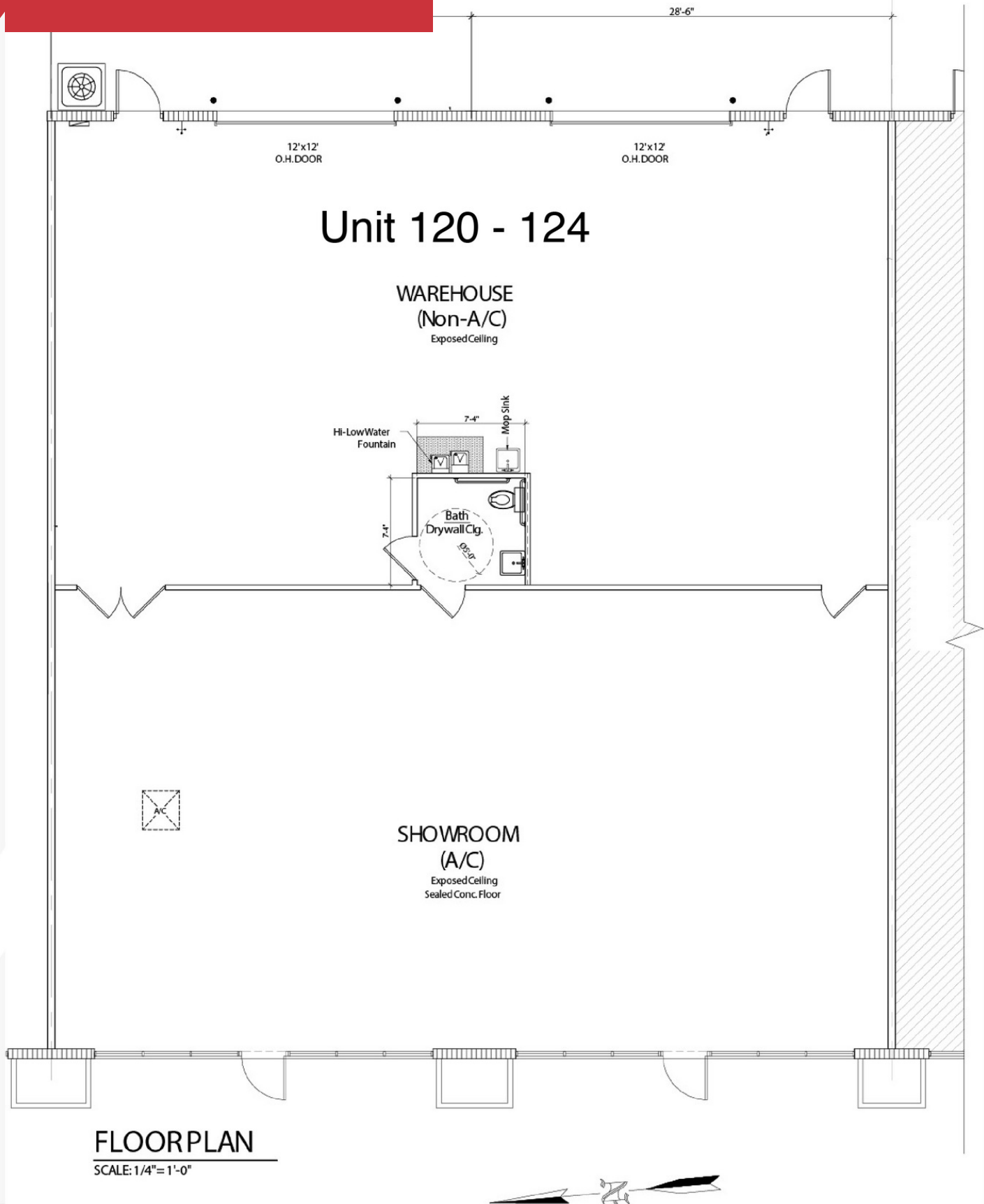
Building A - Available Space



UNAVAILABLE

AVAILABLE

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 100	General Wholesale Beer Company	1,861 SF	NNN	-	Showroom/Warehouse
Suite 104-108	Prime Motorcars	3,722 SF	NNN	-	Showroom/Warehouse
Suite 112	NV Pools	1,861 SF	NNN	-	Showroom/Warehouse
Suite 116	Pulexa Pool	1,861 SF	NNN	-	Showroom/Warehouse
Suite 120 - 124	Available	3,722 SF	NNN	\$16.00 SF/yr	Showroom/Warehouse
Suite 128	Concentra Health	1,861 SF	NNN	-	Showroom/Warehouse
Suite 132	Concentra Health	1,861 SF	NNN	-	Showroom/Warehouse
Suite 136	Concentra Health	1,861 SF	NNN	-	Showroom/Warehouse
Suite 140	Concentra Health	1,863 SF	NNN	-	Showroom/Warehouse



Retailer Map

