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

Lease Rate: \$16.00 / SF NNN

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

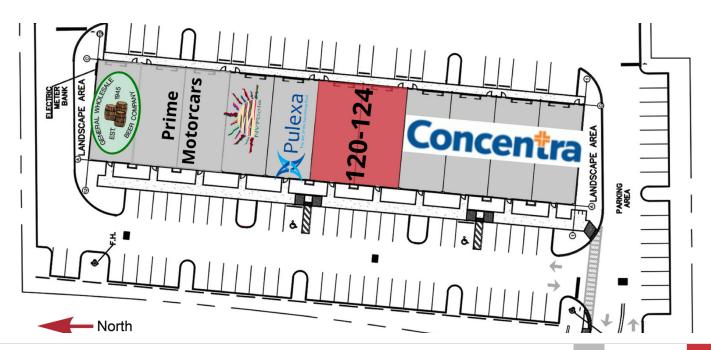
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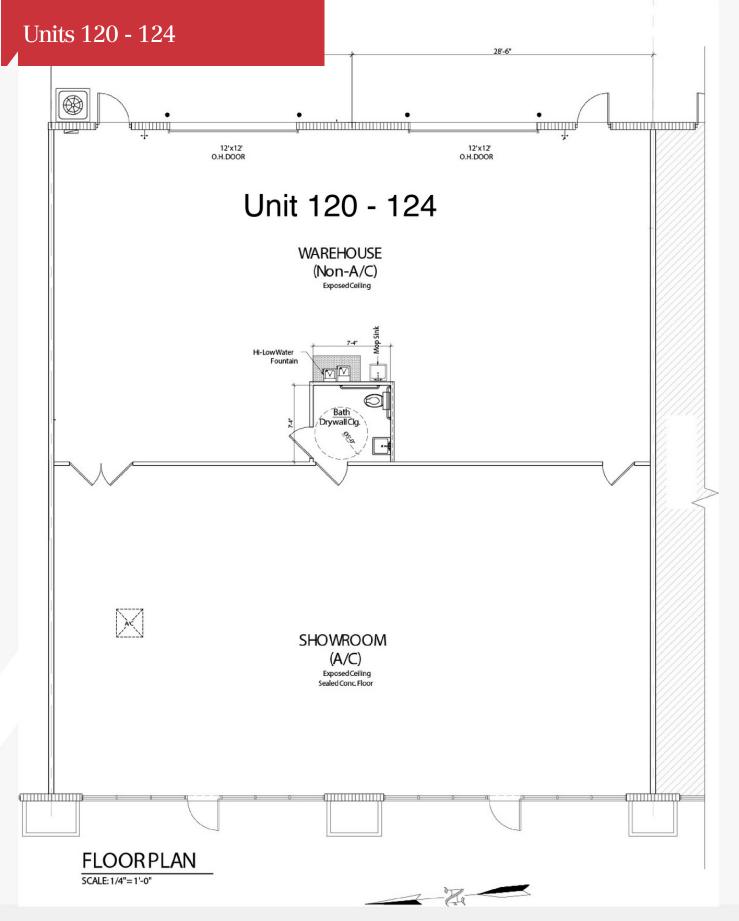
Building A - Available Space





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







The information contained herein has been given to us by the owner of the proper sources we deem reliable. We have no reason to doubt its accuracy, but we do not guara information should be verified prior to purchase or lease. Unless otherwise noted, the $_{\parallel}$ being offered as-is, where is, with all faults.

1800 Pembrook Drive, Suite 350 Orlando, FL 32810 407 875 9989 tel



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nairealvest.com

Retailer Map

