

# IOS - FOR SALE OR LEASE

3,850 SF Warehouse/Shop on 1.43 AC Heavy Industrial | Call for Lease Rate | **\$2,050,000**



**2100 4TH ST, ORLANDO, FL 32824**

## PROPERTY OVERVIEW

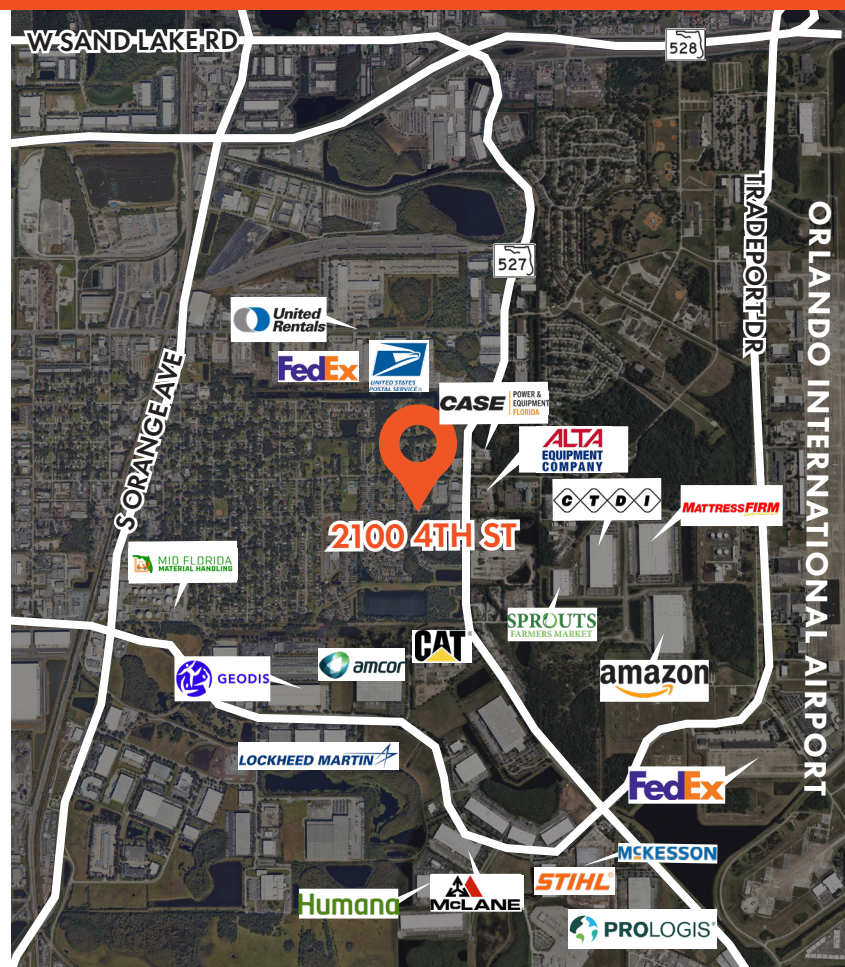
For sale or lease is a 1.43 acre heavy industrial (IND-2/3 zoned) site in the heart of South Orlando with a 3,200 SF warehouse/service building and 650 SF office trailer.

This property has historically been used for truck repair and heavy equipment repair. Existing mechanics license can be included in property sale.

**Ideal location for equipment rental/repair/sales, trucking/transport, contractor/service provider, material sales/storage and many other IOS uses requiring shop/warehouse and laydown yard.**

## KEY HIGHLIGHTS

- Warehouse/shop: 3,200 SF Metal
- Office Trailer: 650 SF
- Land: 1.43 AC
- Zoned: IND-2/3 (Heavy Industrial)
- Ceiling Height: 18' clear
- Doors: (4) 12'x14" roll-up bay doors



### CHARLES ATTAWAY

charles.attaway@foundrycommercial.com  
407.963.4064

### JEROD FREELAND

jerod.freeland@foundrycommercial.com  
321.591.5404

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