

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

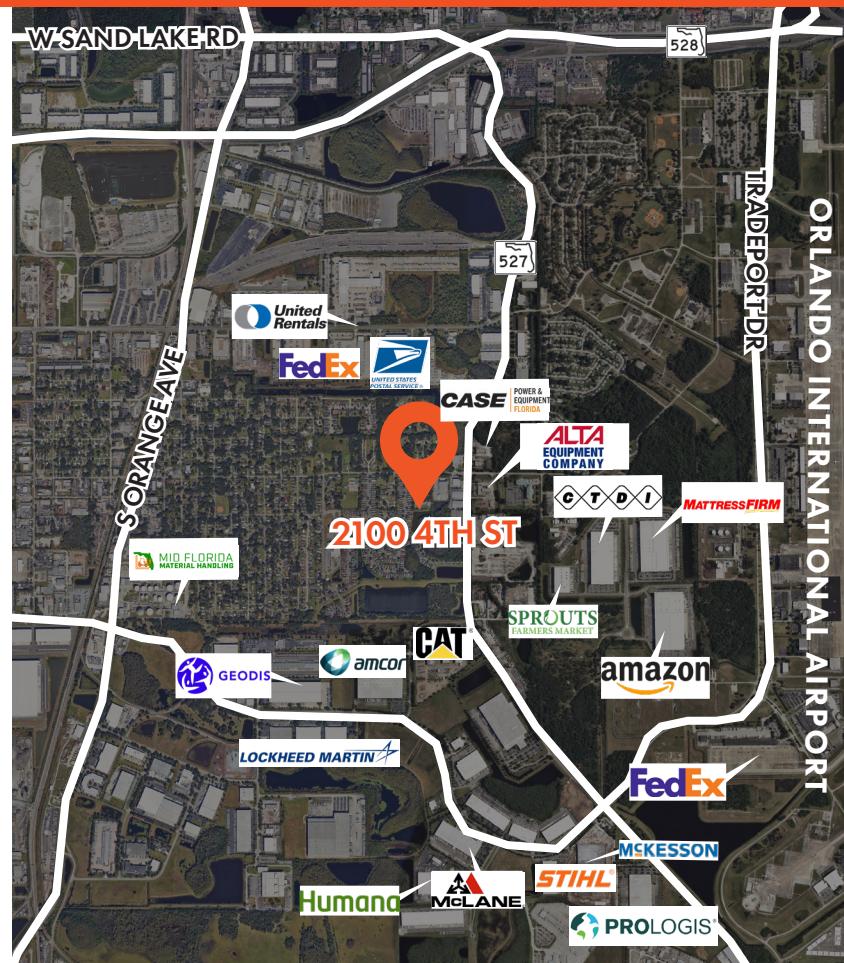
For sale or lease is a 1.43 acre heavy industrial (IND-2/3 zoned) site in the heart of South Orlando with a 3,200 SF warehouse/service building and 650 SF office trailer.

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



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