

SOUTH ROW



RENOVATIONS UNDERWAY

4408 SW 36TH ST | ORLANDO | FL | 32811

FOR MORE INFORMATION:

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TRAVIS HAMMOND

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FOUNDRY COMMERCIAL

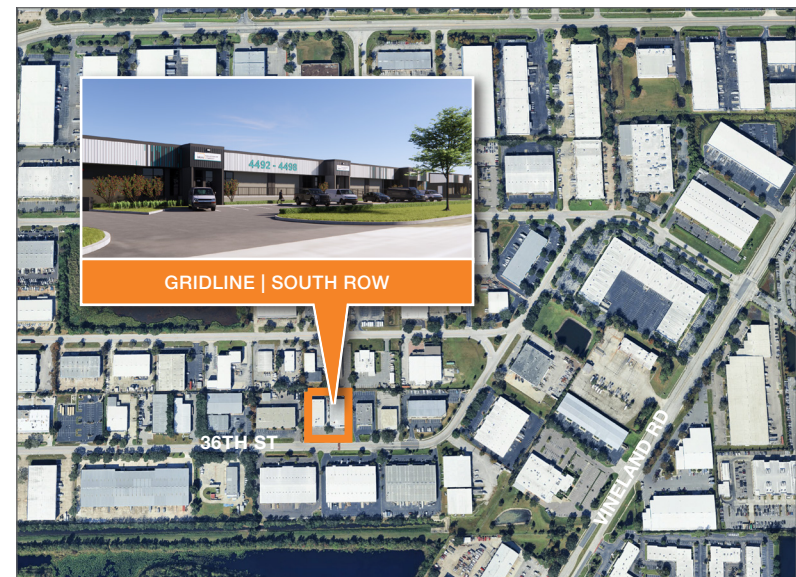
420 S Orange Ave, Suite 400
Orlando, FL 32801

www.foundrycommercial.com



PROPERTY FEATURES

- Modern new paint scheme
- New roof
- New Landscaping
- Resurfaced & striped parking
- High-end make ready office finish
- 277/240v, 3-phase power
- .9/1,000 parking ratio
- Frontage on 36th St, located in 33rd St Industrial Park



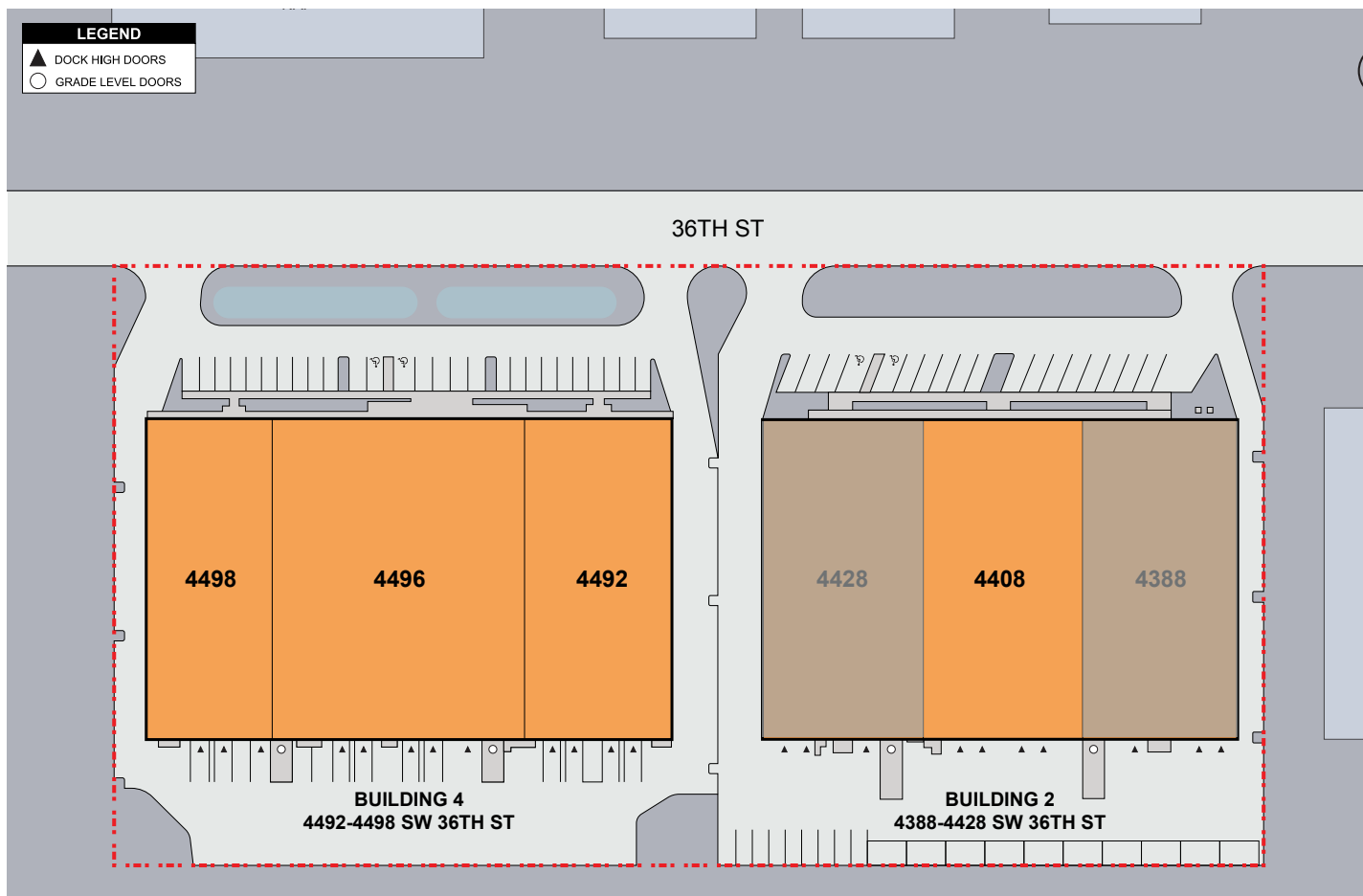
The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

SOUTH ROW

SITE PLAN

GRIDLINE
ORLANDO
UNDER NEW OWNERSHIP

bkm



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AVAILABILITIES

AVAILABLE OCCUPIED

BLDG	SUITE	TOTAL SF	OFFICE SF	AVAILABLE
2	4408	15,913	1,552	Now
4	4492	15,474	2,305	2/1/2026
4	4494	16,197	2,311	2/1/2026
4	4496	10,185	1,871	2/1/2026

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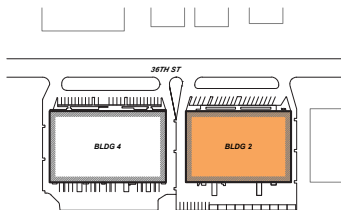


BUILDING 2

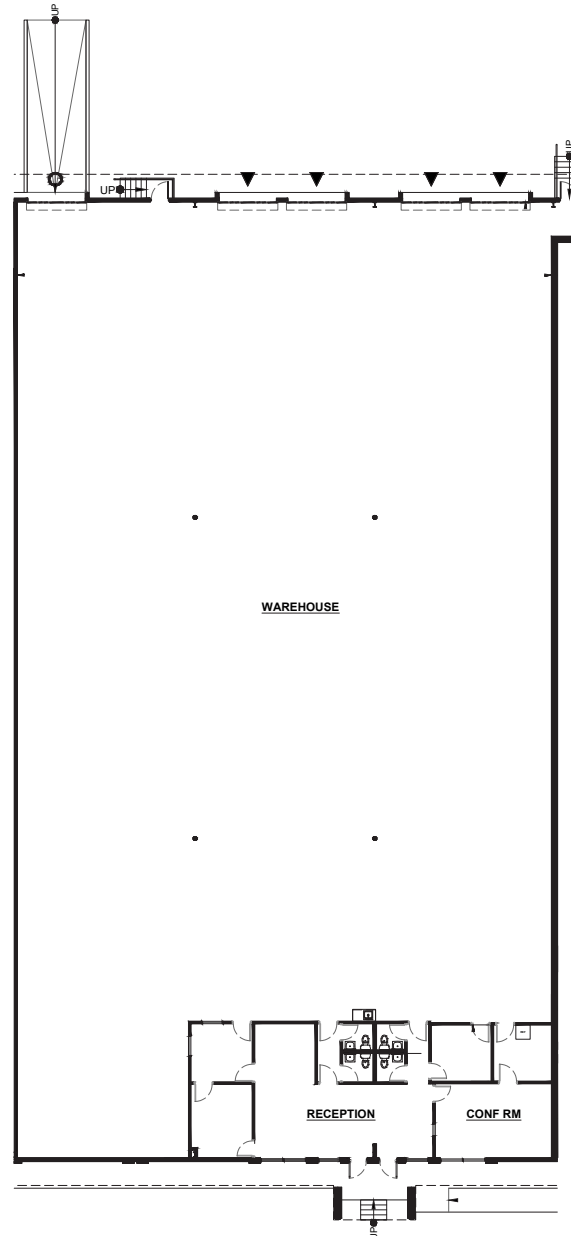
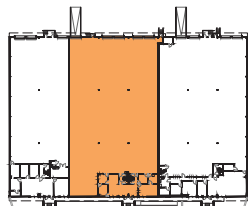
SUITE 4408

- ±15,913 Total SF
- ±1,552 SF Office
- ±14,361 SF Warehouse
- ±17' - 24' Clear Height
- 4 Dock High Doors
- 1 Drive-in Ramp
- Call for Rate

SITE KEY PLAN



BUILDING KEY PLAN



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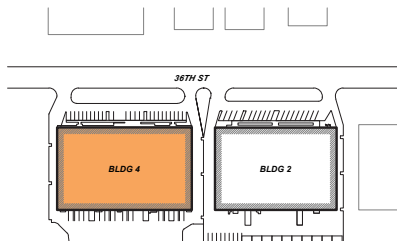


BUILDING 4

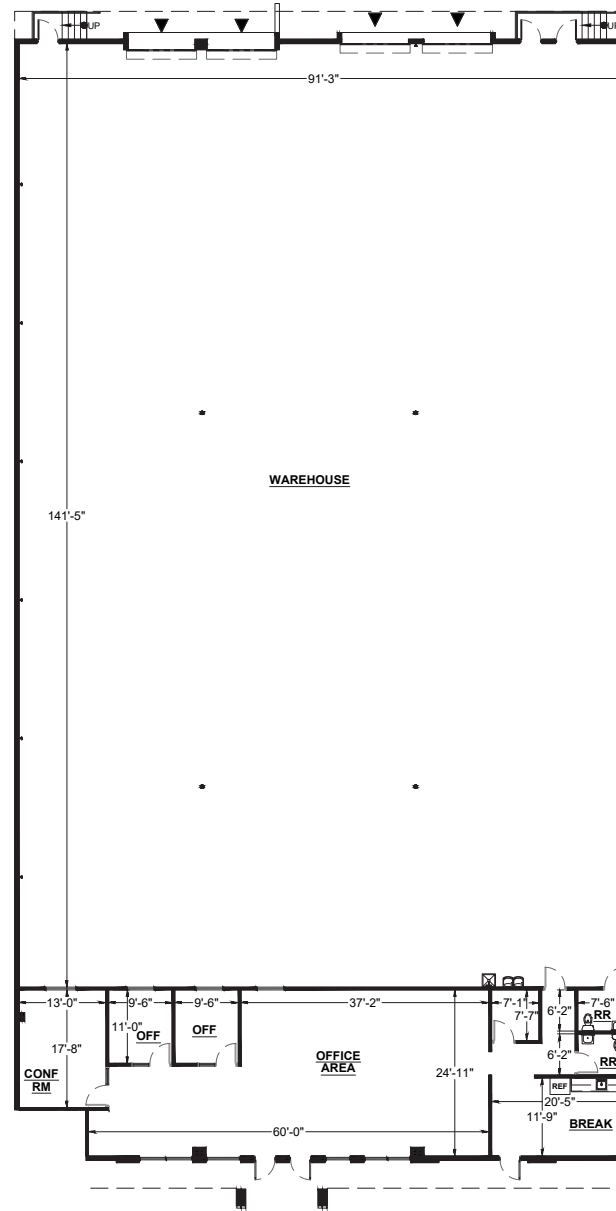
SUITE 4492

- ±15,474 Total SF
- ±2,305 SF Office
- ±13,169 SF Warehouse
- ±17' - 24' Clear Height
- 4 Dock High Doors
- Call for Rate

SITE KEY PLAN



BUILDING KEY PLAN



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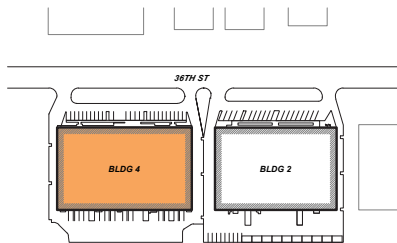


BUILDING 4

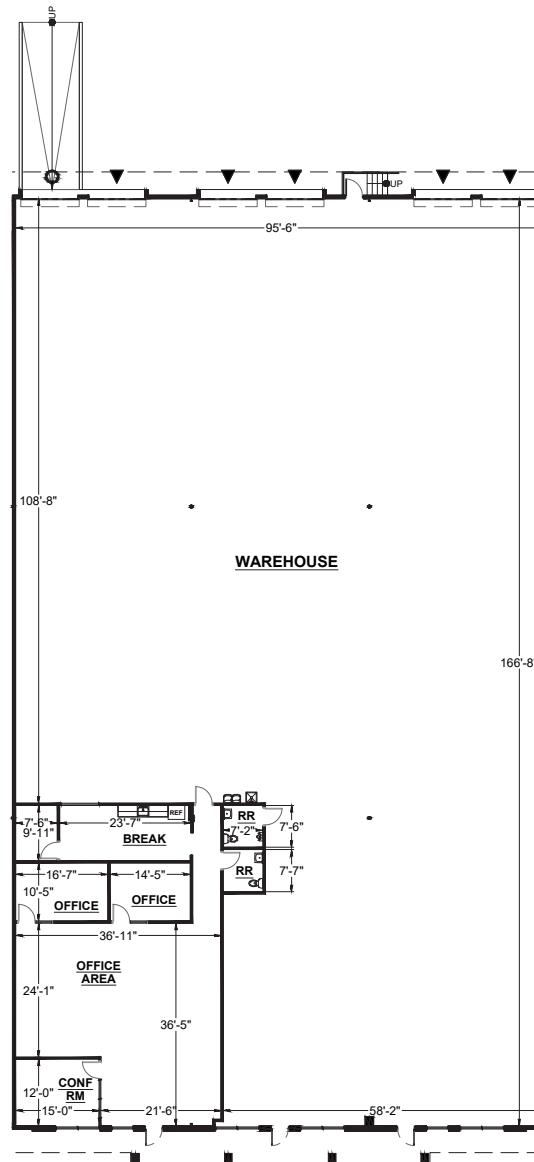
SUITE 4494

- ±16,197 Total SF
- ±2,311 SF Office
- ±13,886 SF Warehouse
- ±17' - 24' Clear Height
- 5 Dock High Doors
- 1 Drive-in Ramp
- Call for Rate

SITE KEY PLAN



BUILDING KEY PLAN



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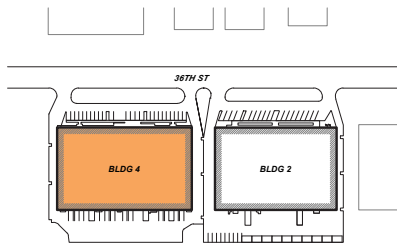


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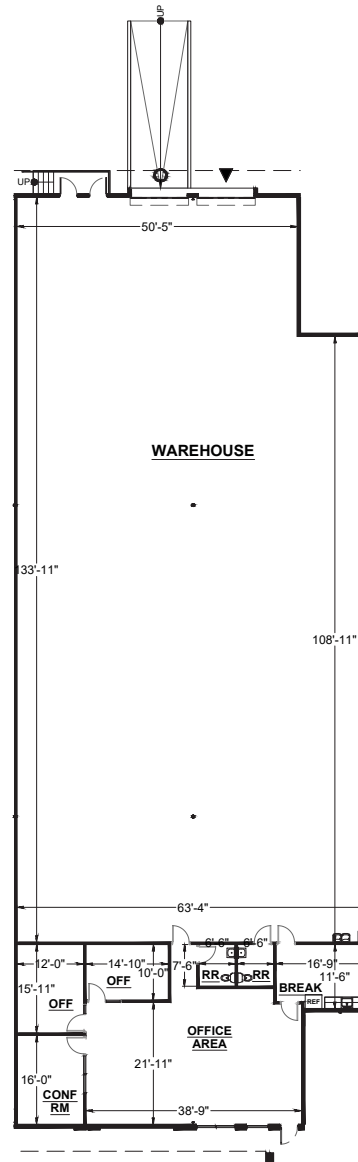
SUITE 4496

- ±10,185 Total SF
- ±1,871 SF Office
- ±8,314 SF Warehouse
- ±17' - 24' Clear Height
- 1 Dock High Door
- 1 Drive-in Ramp
- Call for Rate

SITE KEY PLAN



BUILDING KEY PLAN



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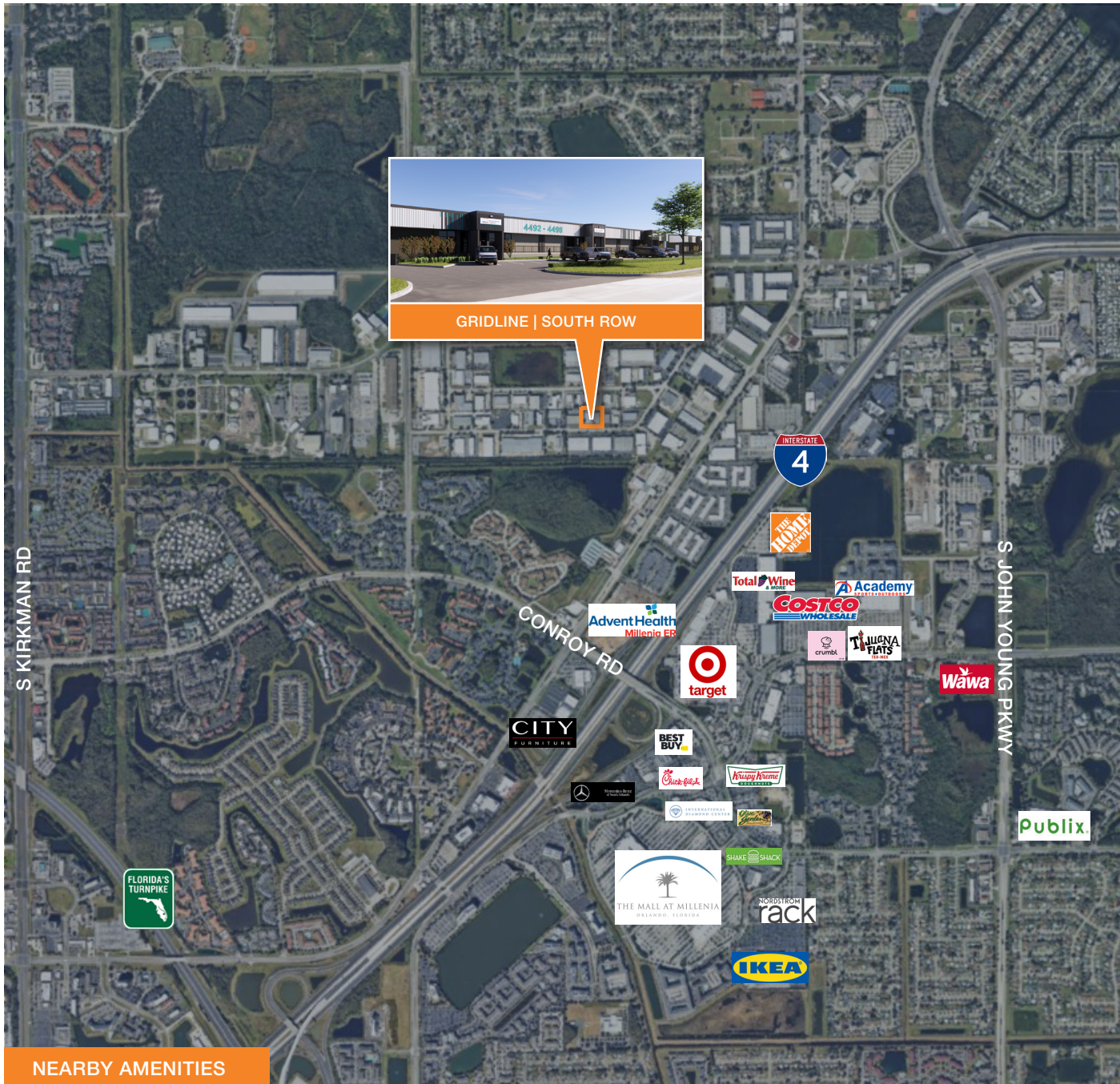
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AMENITIES

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bkm



NEARBY AMENITIES

The Mall of Millenia
Costco Wholesale
Target
The Home Depot
AdventHealth Millenia ER
Total Wine

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