



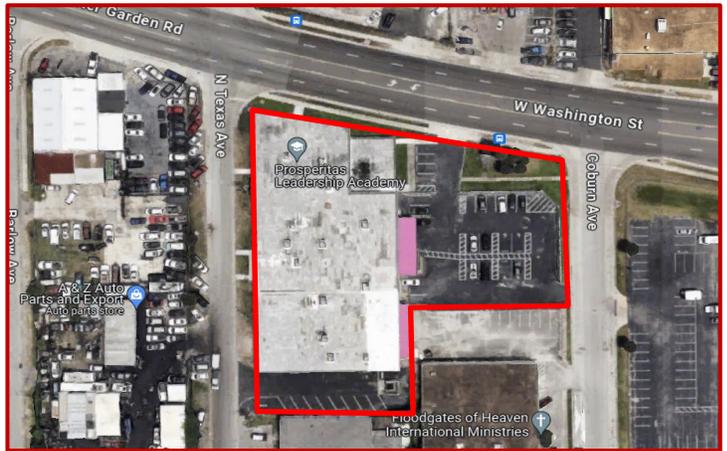
# C. Brenner, Inc.

1510 E Colonial Dr, Suite 307  
Orlando, FL 32803  
Phone: (407) 677-1700

COMMERCIAL REAL ESTATE

## Dock High AC'd Warehouse Downtown Orlando

2140 W Washington St,  
Orlando, FL 32805



- 33,779 SF warehouse (28,727 SF footprint + 5,052 SF 2<sup>nd</sup> floor shell space)
- Fully fenced 1.34 acre lot, ample space for parking, truck court, or IOS
- 1,600 amp 3 phase power, 17' clear height
- Building is fully air conditioned and fully fire sprinklered
- One existing dock door, two more can be installed
- High-traffic visibility and building signage on W Washington St
- Excellent central location with proximity to Downtown Orlando, I-4 and 408
- I-G zoning allows most industrial uses, including auto repair and sales
- Asking \$5,250,000
- Adjacent 1.52 acre paved/fenced lot also available: call broker for information

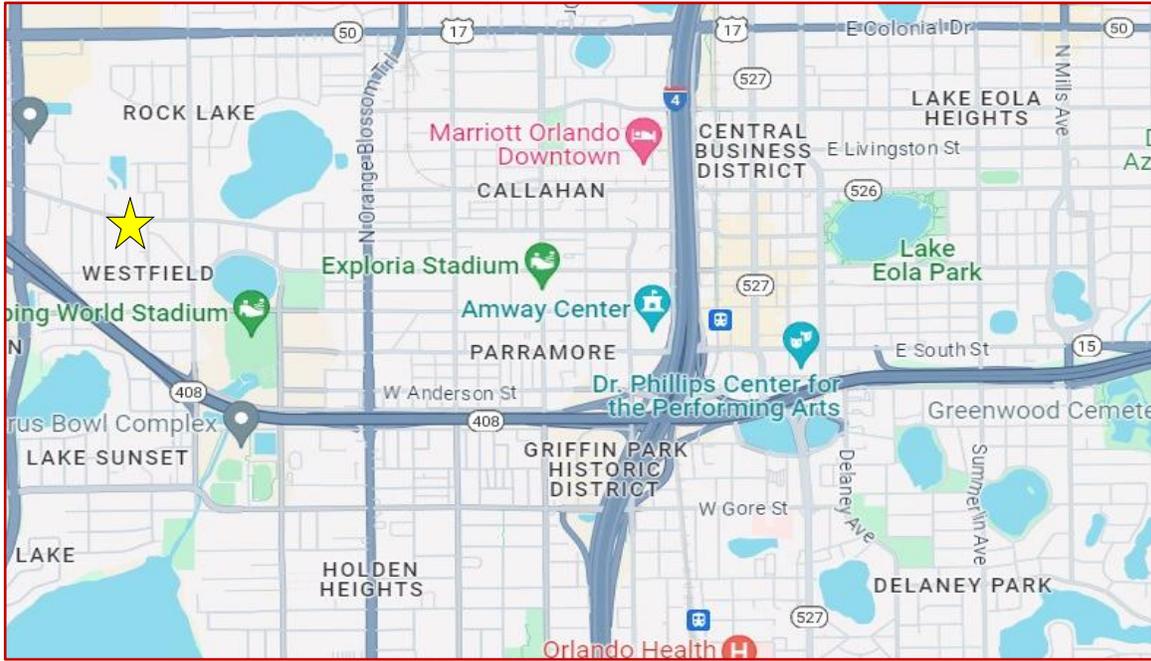
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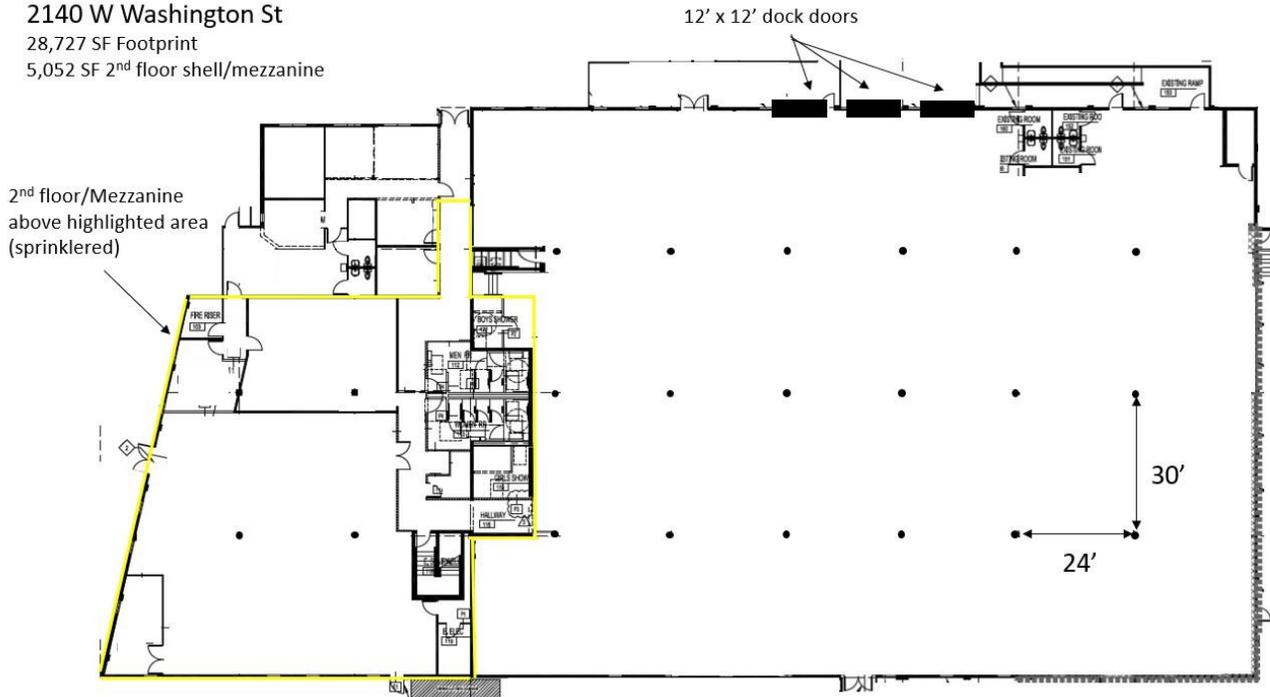


*Expect Results with C Brenner Inc!*

[www.cbrenner.com](http://www.cbrenner.com)



2140 W Washington St  
 28,727 SF Footprint  
 5,052 SF 2<sup>nd</sup> floor shell/mezzanine



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