



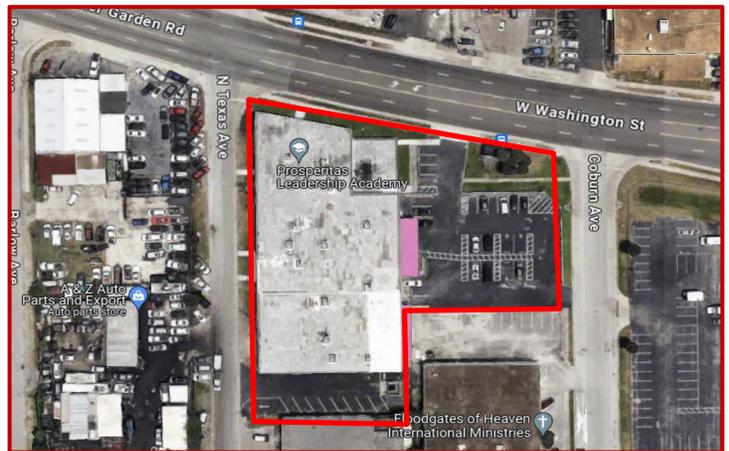
C. Brenner, Inc.

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



- 28,727 SF warehouse in Downtown Orlando
- 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 \$12.00/sf NNN
- Adjacent 1.52 acre paved/fenced lot also available, contact broker for rate

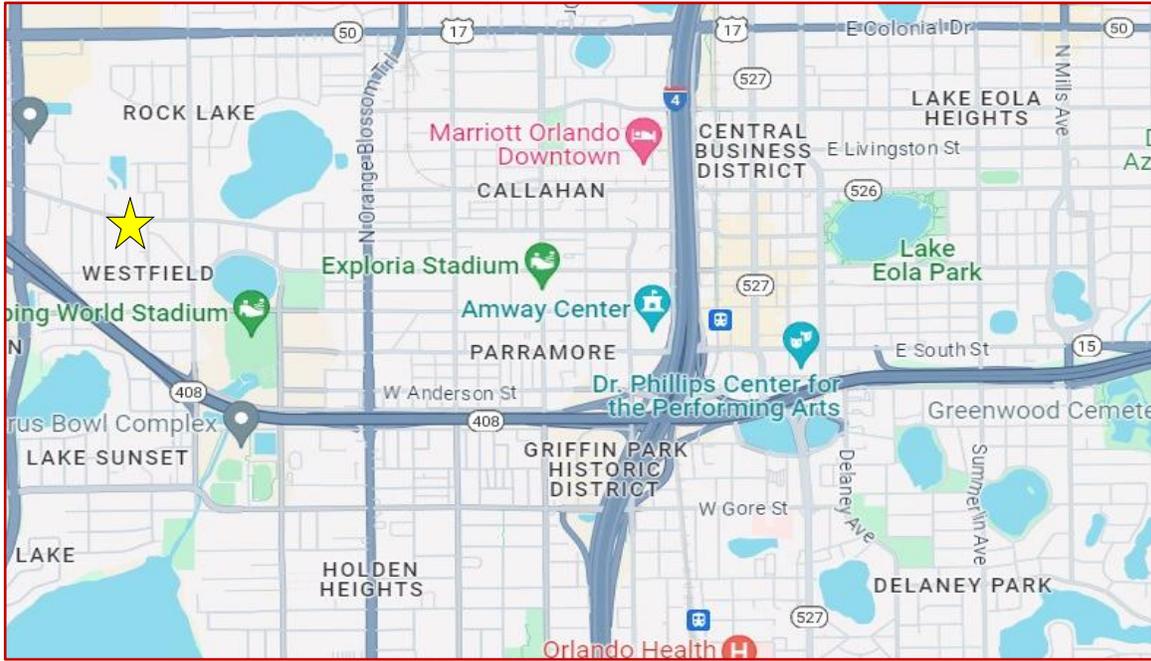
Ben Brenner
Lic. RE Broker
C. Brenner Inc.

Cell: 407-970-6447
Office: 407-677-1700
Email: bbrenner@cbrenner.com



Expect Results with C Brenner Inc!

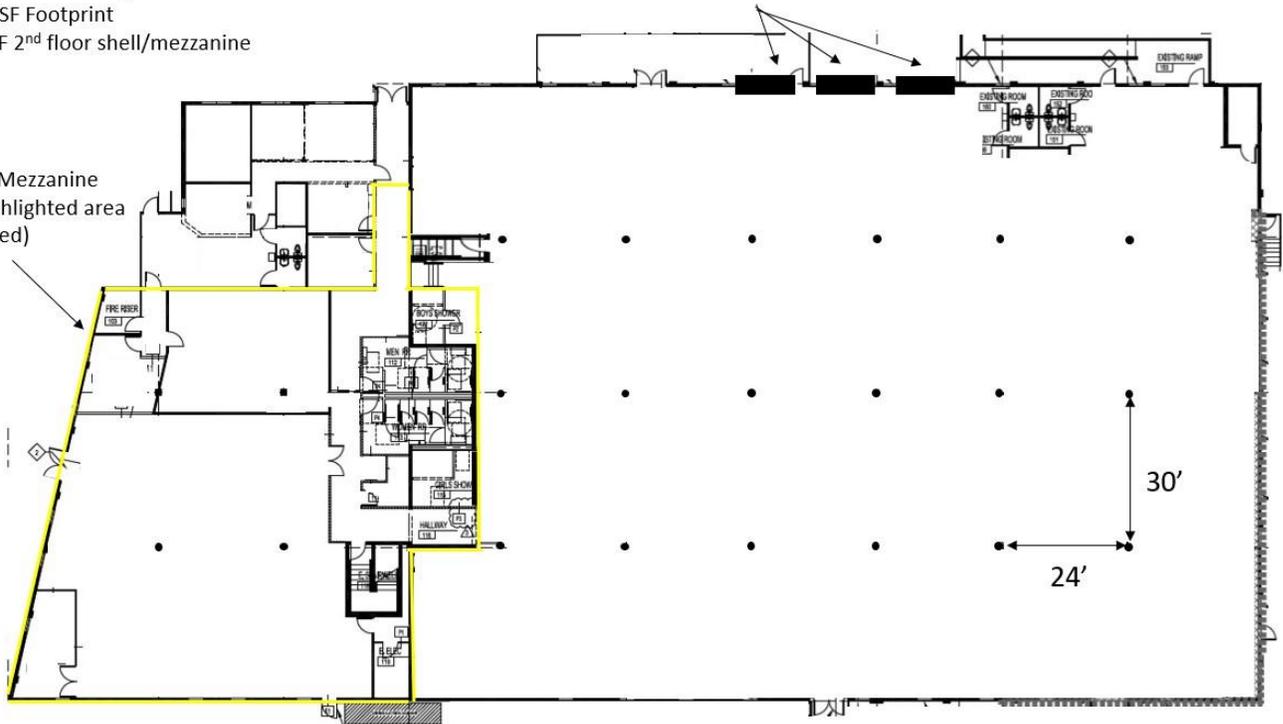
www.cbrenner.com



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

12' x 12' dock doors

2nd floor/Mezzanine
 above highlighted area
 (sprinklered)



Ben Brenner
 Lic. RE Broker
 C. Brenner Inc.

Cell: 407-970-6447
 Office: 407-677-1700
 Email: bbrenner@cbrenner.com



Expect Results with C Brenner Inc!
www.cbrenner.com