



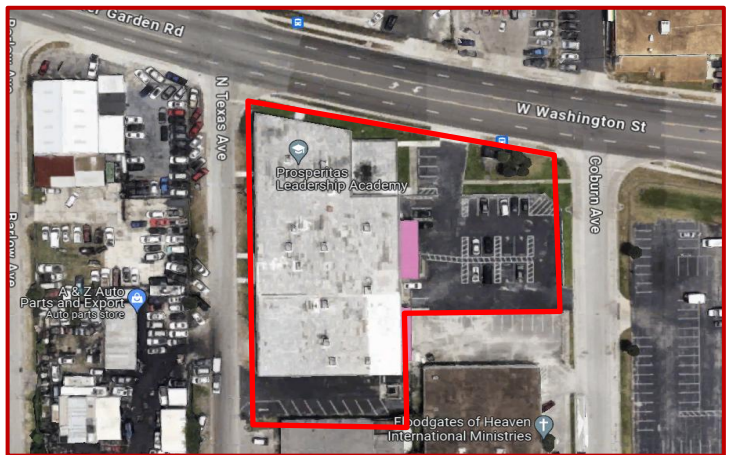
# C. Brenner, Inc.

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 \$11.50/sf NNN
- Adjacent 1.52 acre paved/fenced lot also available, contact broker for rate

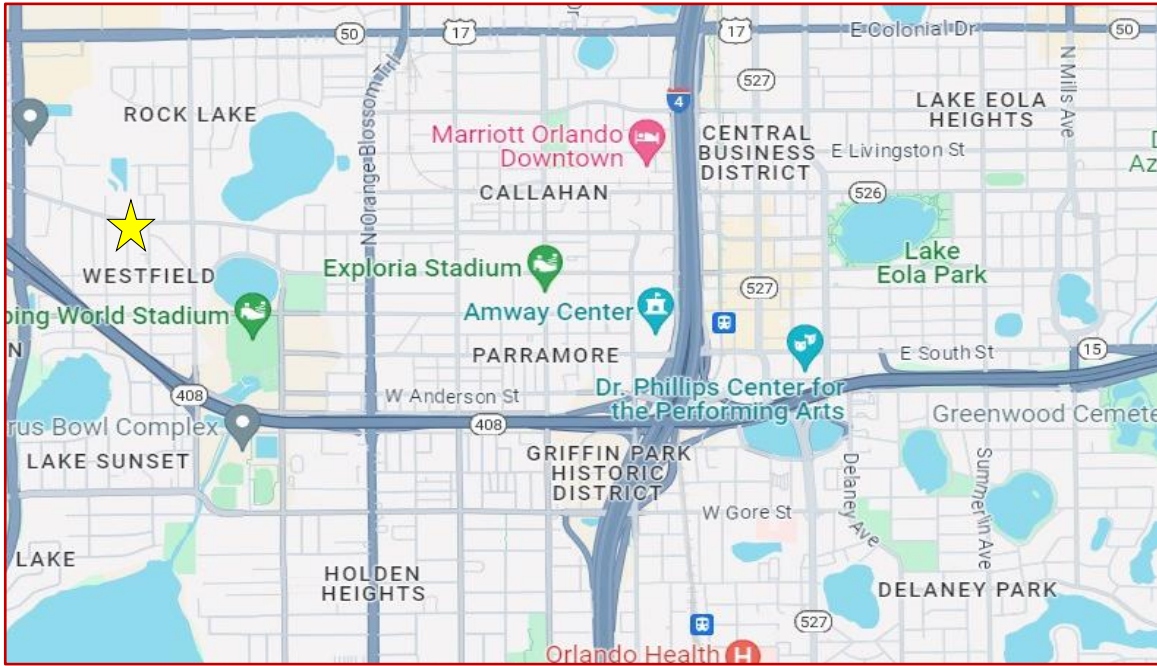
Ben Brenner  
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Cell: 407-970-6447  
Office: 407-677-1700  
Email: [bbrenner@cbrenner.com](mailto:bbrenner@cbrenner.com)



*Expect Results with C Brenner Inc!*

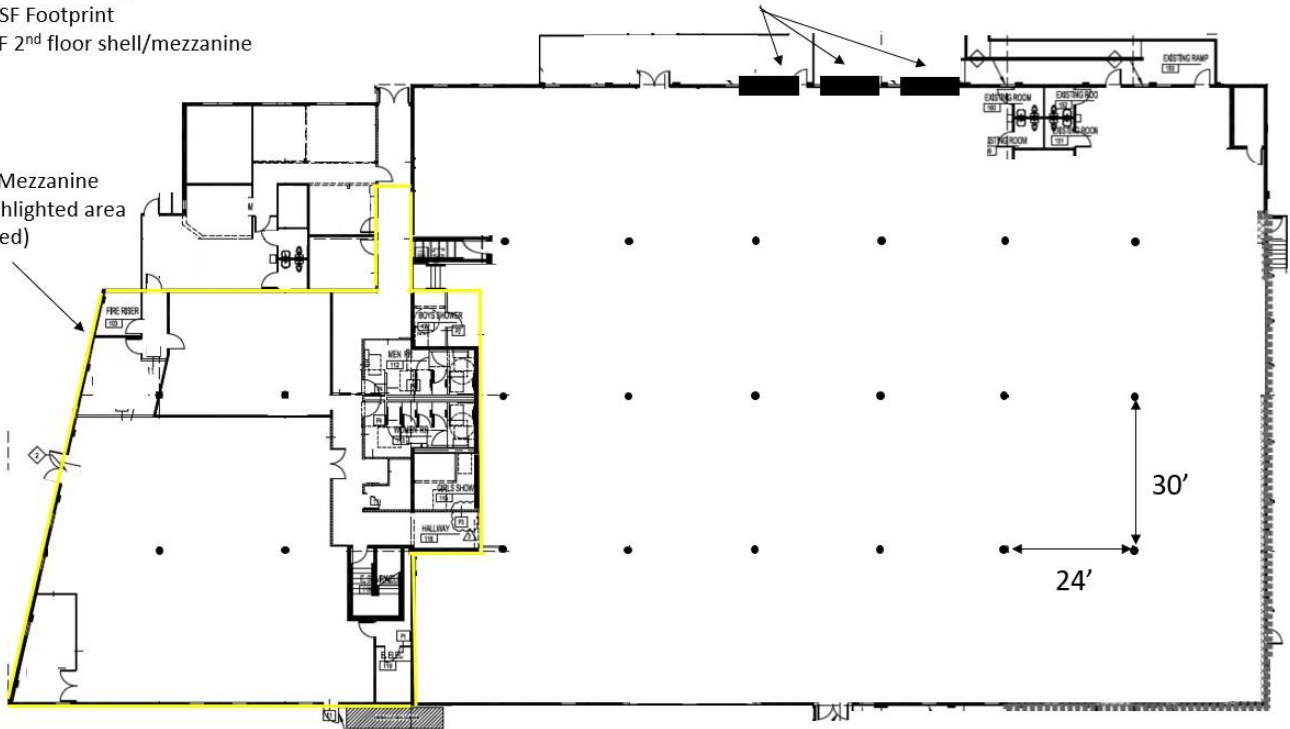
[www.cbrenner.com](http://www.cbrenner.com)



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

12' x 12' dock doors

2<sup>nd</sup> floor/Mezzanine  
 above highlighted area  
 (sprinklered)



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