

LB MCLEOD RD.

BARTLETT BLVD.

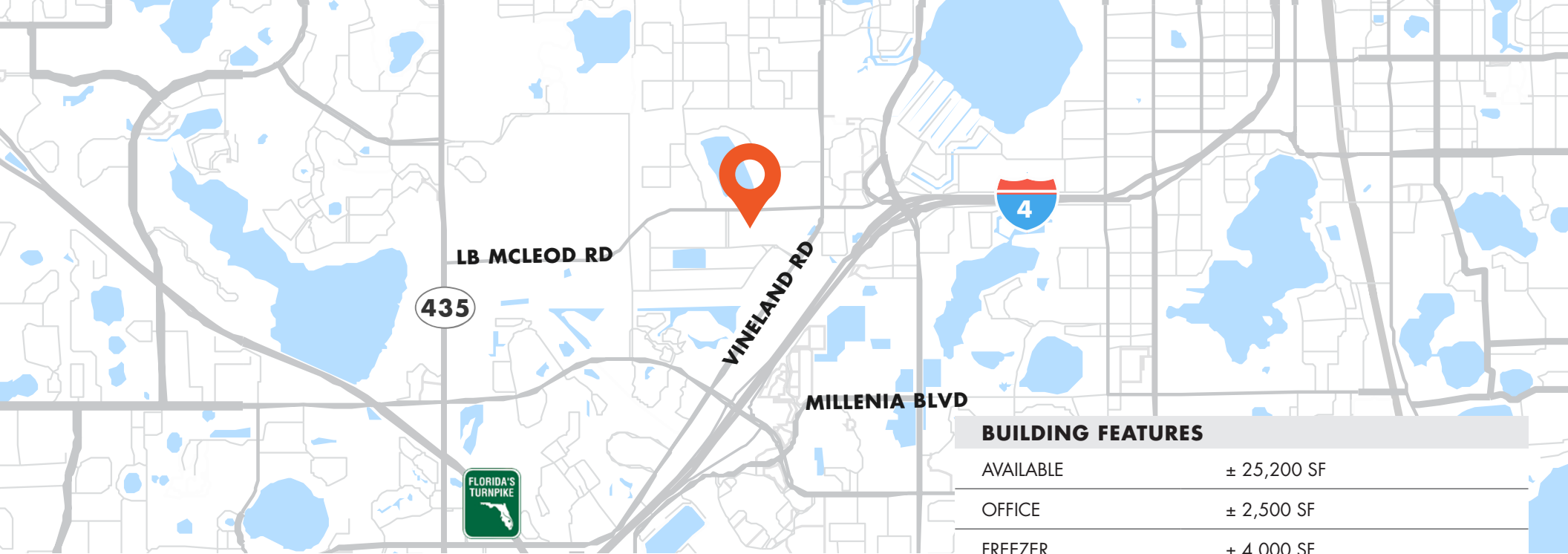


# 3415 BARTLETT BLVD.

34TH STREET

INDUSTRIAL AVAILABLE FOR SALE OR LEASE | HEAVY POWER WITH FREEZER/COOLER STORAGE

±25,200 RSF AVAILABLE FOR SALE OR LEASE



## DESCRIPTION

Situated in the highly sought-after 33rd Street Industrial Park, this property is located on the corner of 34th Street and Bartlett Blvd. This site offers excellent access with proximity to I-4 and Florida's Turnpike. The building has been used as a food processing and distribution facility, with existing freezer/cooler space available.

## PROPERTY FEATURES

- Heavy Power
- Freezer/cooler facility
- Secured truck court
- Available now

## BUILDING FEATURES

AVAILABLE	± 25,200 SF
OFFICE	± 2,500 SF
FREEZER	± 4,000 SF
COOLER	± 1,000 SF
ASKING PRICE	\$12M
LEASE RATE	\$10.95
OPEX	\$5.01
TRUCK COURT	80' - fully fenced
DOCK-HIGH DOORS	6
RAMP DOORS	1
ZONING	I-P
CLEAR HEIGHT	18' - 22'
PARKING	25 spaces

FOR MORE INFORMATION, PLEASE CONTACT:

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