

# WEST YARDS



## RENOVATIONS UNDERWAY

4210 LB MCLEOD RD | ORLANDO | FL | 32811

### FOR MORE INFORMATION:

**JOEY WOODMAN, SIOR**

407.748.5888

joey.woodman@foundrycommercial.com

**TRAVIS HAMMOND**

407.401.1707

travis.hammond@foundrycommercial.com

**FOUNDRY COMMERCIAL**

420 S Orange Ave, Suite 400

Orlando, FL 32801

www.foundrycommercial.com



## PROPERTY FEATURES

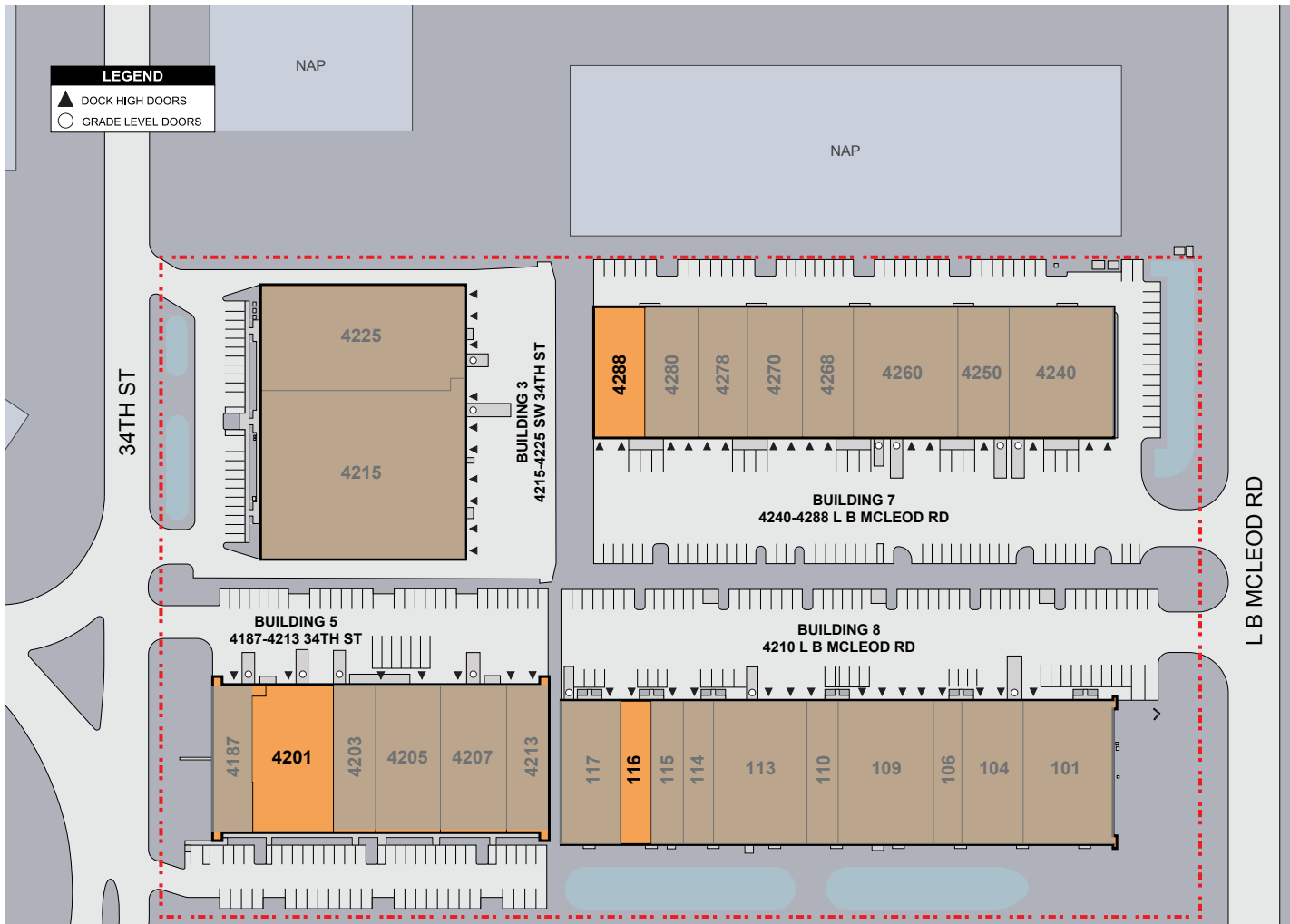
- Modern new paint scheme
- New roof
- New Landscaping
- Resurfaced & striped parking
- High-end make ready office finish
- 277/240V 3-phase power
- 1.16/1,000 parking ratio
- Frontage on L B McLeod Rd, located in 33rd St Industrial Park



*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.*

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## SITE PLAN



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**GRIDLINE | WEST YARDS**  
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### AVAILABILITIES

■ AVAILABLE ■ OCCUPIED

| BLDG | SUITE | TOTAL SF | OFFICE SF | AVAILABLE |
|------|-------|----------|-----------|-----------|
| 5    | 4201  | 10,142   | 1,441     | Now       |
| 7    | 4288  | 5,777    | 439       | Now       |
| 8    | 116   | 3,640    | 430       | Now       |

# WEST YARDS

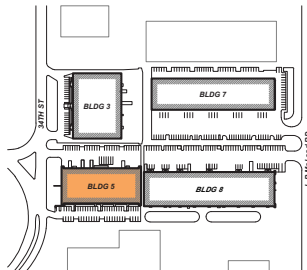


## BUILDING 5

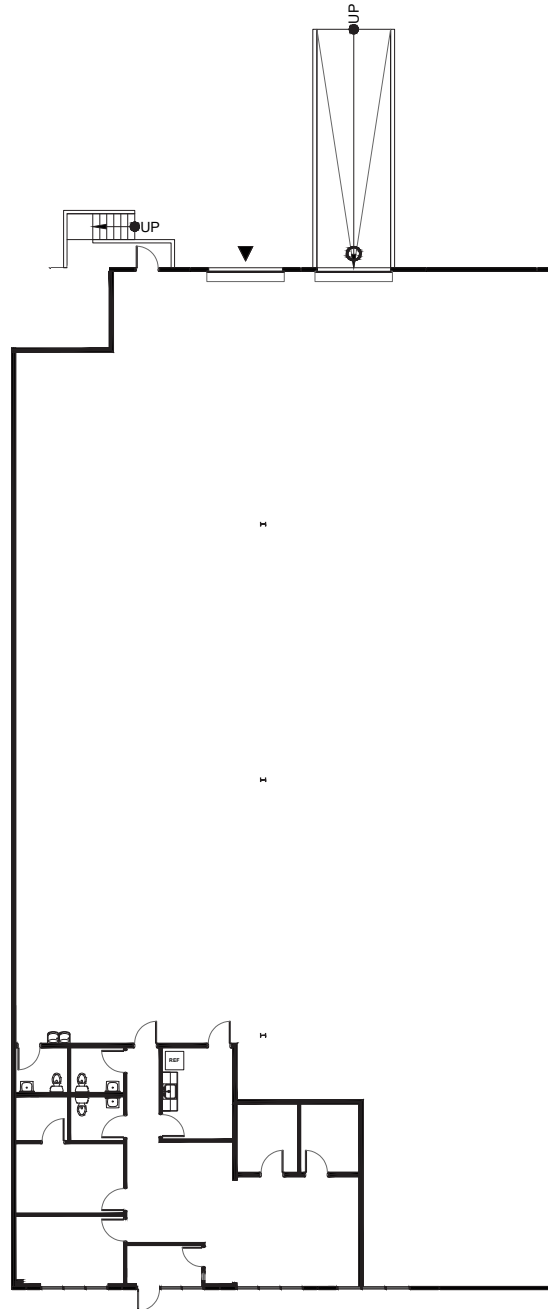
### SUITE 4201

- ±10,142 Total SF
- ±1,441 SF Office
- ±8,701 SF Warehouse
- ±19'-2" - 20'-0" Clear Height
- 1 Dock High Door
- Call for Rate

#### SITE KEY PLAN



#### BUILDING KEY PLAN



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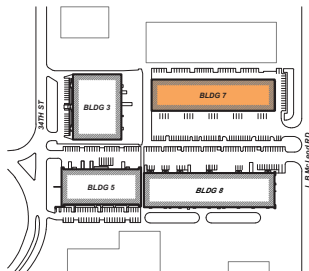
# WEST YARDS

## BUILDING 7

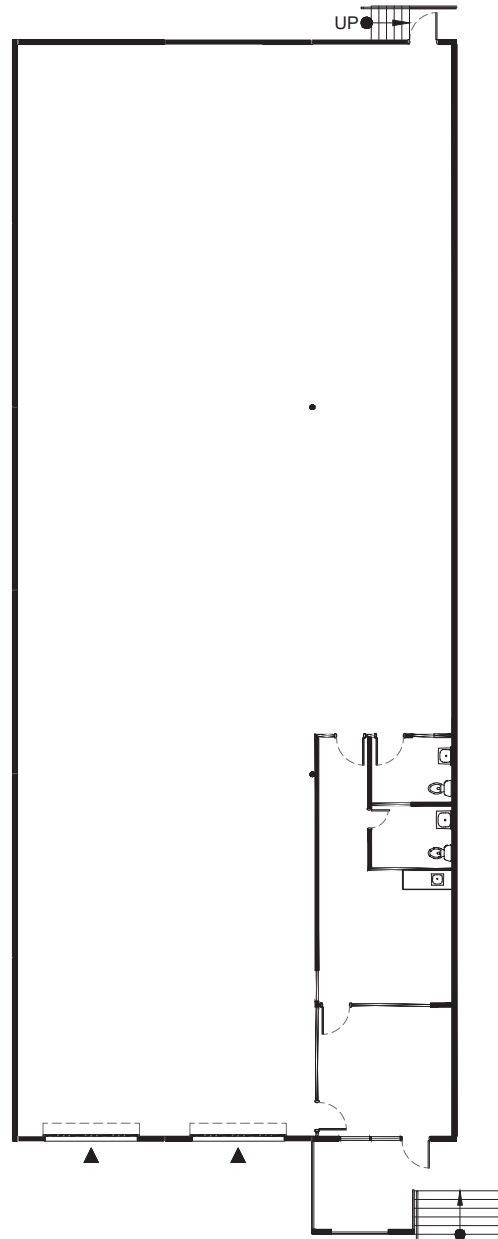
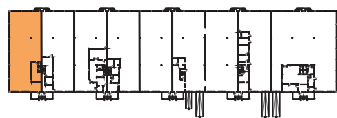
### SUITE 4288

- ±5,777 Total SF
- ±439 SF Office
- ±5,338 SF Warehouse
- ±19'-2" - 19'-8" Clear Height
- 2 Dock High Doors
- Call for Rate

#### SITE KEY PLAN



#### BUILDING KEY PLAN



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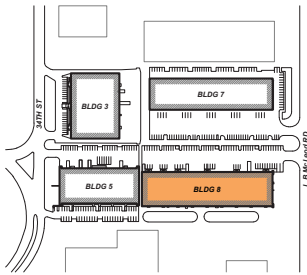
# WEST YARDS

## BUILDING 8

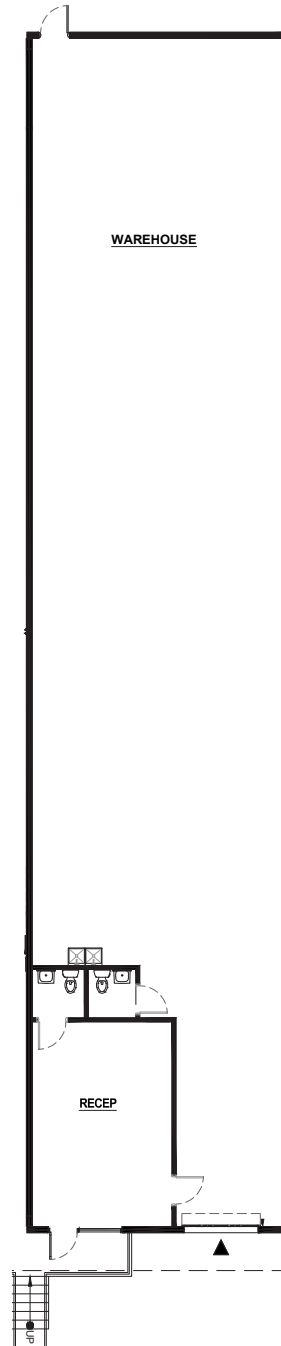
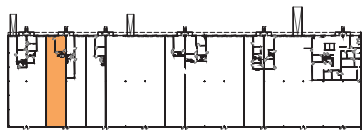
### SUITE 116

- ±3,640 Total SF
- ±430 SF Office
- ±3,210 SF Warehouse
- ±22' - 25' Clear Height
- 1 Dock High Doors
- Call for Rate

#### SITE KEY PLAN



#### BUILDING KEY PLAN



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# WEST YARDS

**GRIDLINE**  
ORLANDO  
UNDER NEW OWNERSHIP



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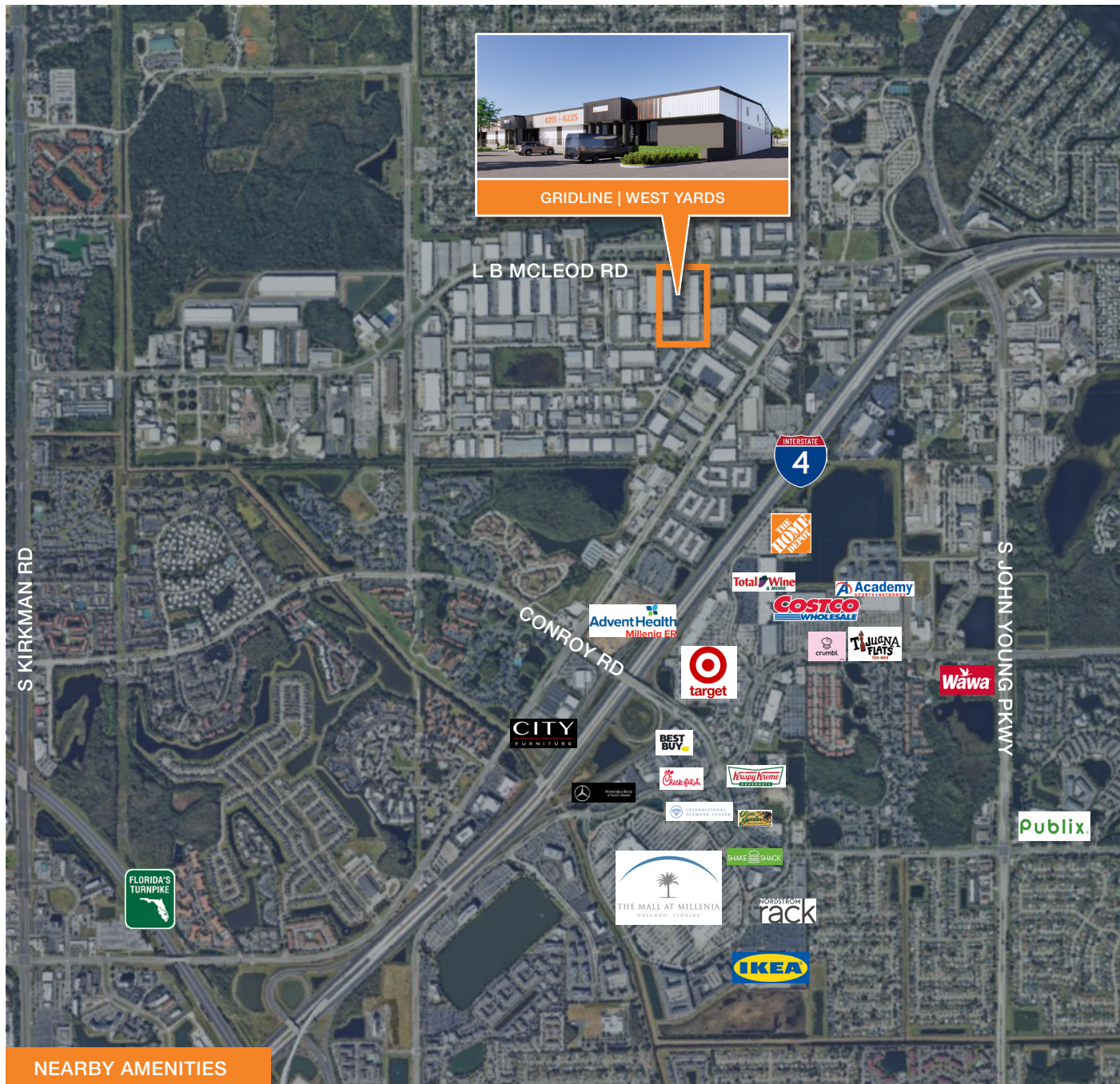
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## AMENITIES



### NEARBY AMENITIES

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

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NEARBY AMENITIES