



VINELAND RD



3415 BARTLETT BLVD

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33RD STREET INDUSTRIAL PARK

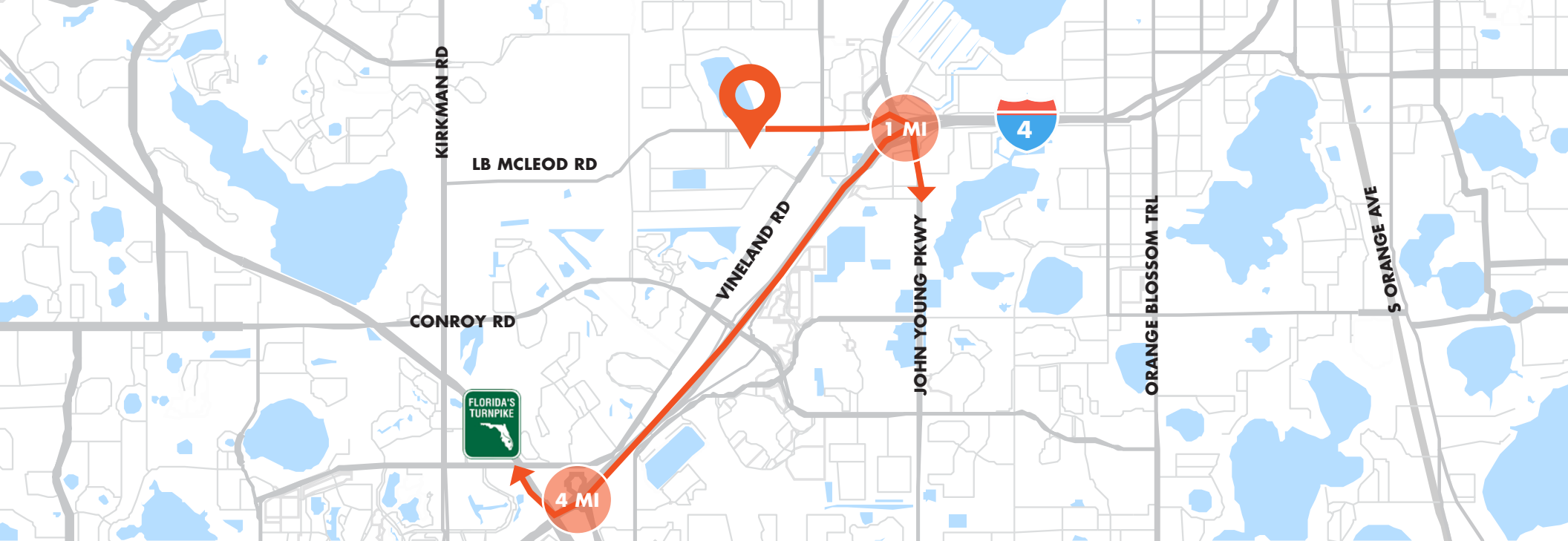
BARACK OBAMA PKWY



RARE INFILL INDUSTRIAL & COLD STORAGE FOR SALE

±50,400 SF | INCOME + VACANCY UPSIDE | 33RD STREET INDUSTRIAL PARK

3415 BARTLETT BLVD | ±50,400 RSF AVAILABLE FOR SALE



DESCRIPTION

Located in Orlando's 33rd Street Industrial Park, this $\pm 50,400$ SF facility offers a functional layout with heavy power, dock-high loading, and a secured truck court—ideal for a wide range of owner-users. The building includes existing cooler/freezer infrastructure that can be repurposed or removed, allowing users to customize the space to their operational needs.

INVESTMENT HIGHLIGHTS

- In-place income with mark-to-market upside
- Vacancy allows owner-user or lease-up strategy
- Existing cold storage
- Secure Truck Court
- Core infill submarket with limited supply

BUILDING FEATURES

TOTAL SF	$\pm 50,400$ SF
ASKING PRICE	\$235/SF
TRUCK COURT	80' - fully fenced
DOCK-HIGH DOORS	11
RAMP DOORS	1
ZONING	IP
CLEAR HEIGHT	18' - 22'
PARKING	43 spaces

FOR MORE INFORMATION, PLEASE CONTACT:

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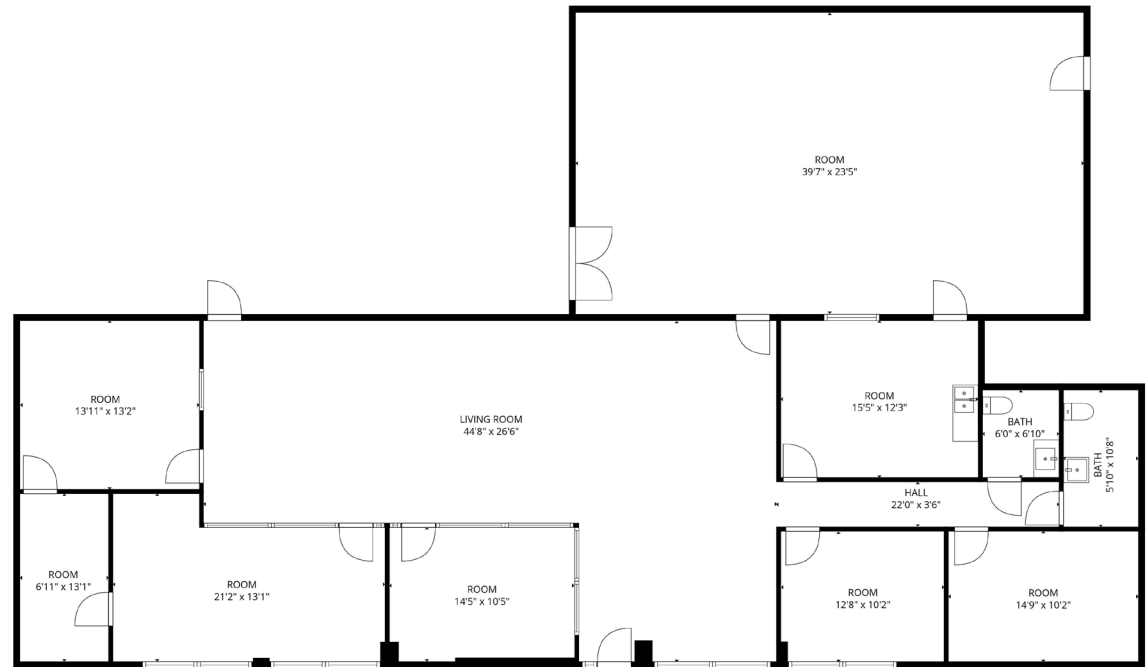
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SUITE & INCOME OVERVIEW

SUITE A:	± 25,200 SF
AVAILABLE:	Immediate Occupancy
OFFICE:	± 2,261 SF
COOLER SPACE:	± 5,000 SF
POWER:	600 amps
SUITE B:	± 25,200 SF Occupied
IN PLACE RENT:	\$11.08/SF
ESCALATIONS:	4%
EXPIRATION:	12/31/2029
OPTIONS:	2 for five (5) years at greater of FMV or 4% increase

SUITE A OFFICE PLAN



TOTAL: 2261 sq. ft
 1st floor: 2261 sq. ft
 EXCLUDED AREAS: ROOM: 930 sq. ft, WALLS: 147 sq. ft
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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