



NEWLY PAINTED & PARKING LOT IMPROVEMENTS UNDERWAY

CALL FOR PRICING

# OWNER USER INVESTMENT SALE

603 CENTRAL FLORIDA PARKWAY | ORLANDO, FL 32824

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## DISCLAIMER

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to any interested persons. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the material referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner. Neither the Owner or Lee & Associates Central Florida nor any of their respective officers, directors, employees, affiliates or representatives make any representation or warranty, express or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property. The Owner expressly reserves the right, at its sole discretion, to reject any and all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any person reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

# 01

# Building Information



## HIGHLIGHTS

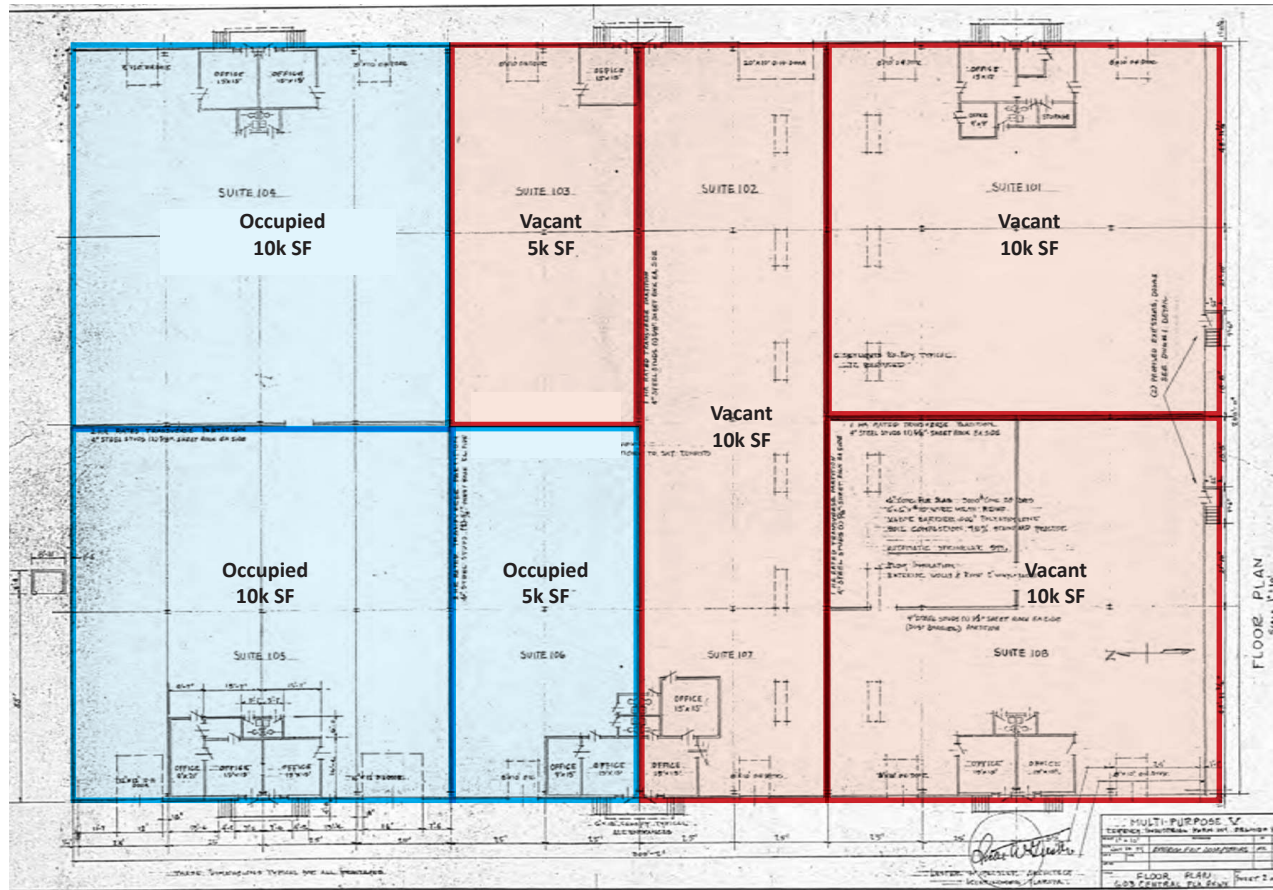
- » Total Building: 60,000 SF on 4.85 Acres
- » Vacant: 35,000 SF Total
  - » 30,000 SF available for occupancy
  - » 5,000 SF available for occupancy
- » Zoned: Ind-4 (Orange County) which allows outdoor storage, contractor's offices, vehicle sale/repair, among other uses
- » Outdoor storage: ±1.5 Acres
- » Power: 3-Phase 150 Amps
- » Doors: Twelve (12) Dock High Doors; Two (2) ramps
- » Clear Height: 20'

## RECENT CAPITAL IMPROVEMENTS

- » Skylights, and exterior paint completed in 2025
- » Suite 103 - Brand new bathroom, and make ready office



**BUILDING PLAN**



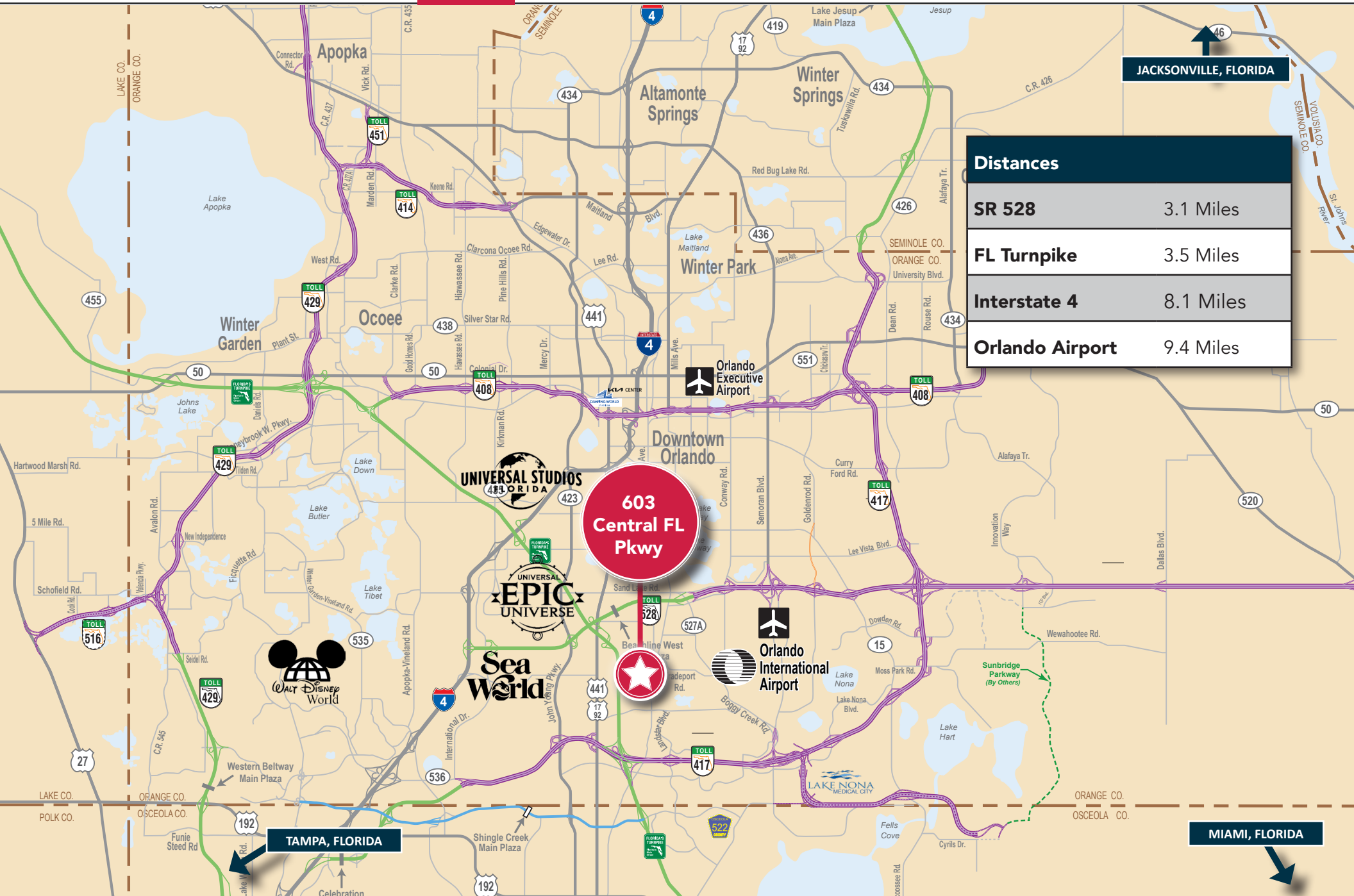
<b>SIZE:</b>	60,000± SF
<b>SPACE:</b>	35,000 SF Available
<b>CLEAR HEIGHT:</b>	16' - 20'
<b>POWER:</b>	150 Amp 3 Phase per unit

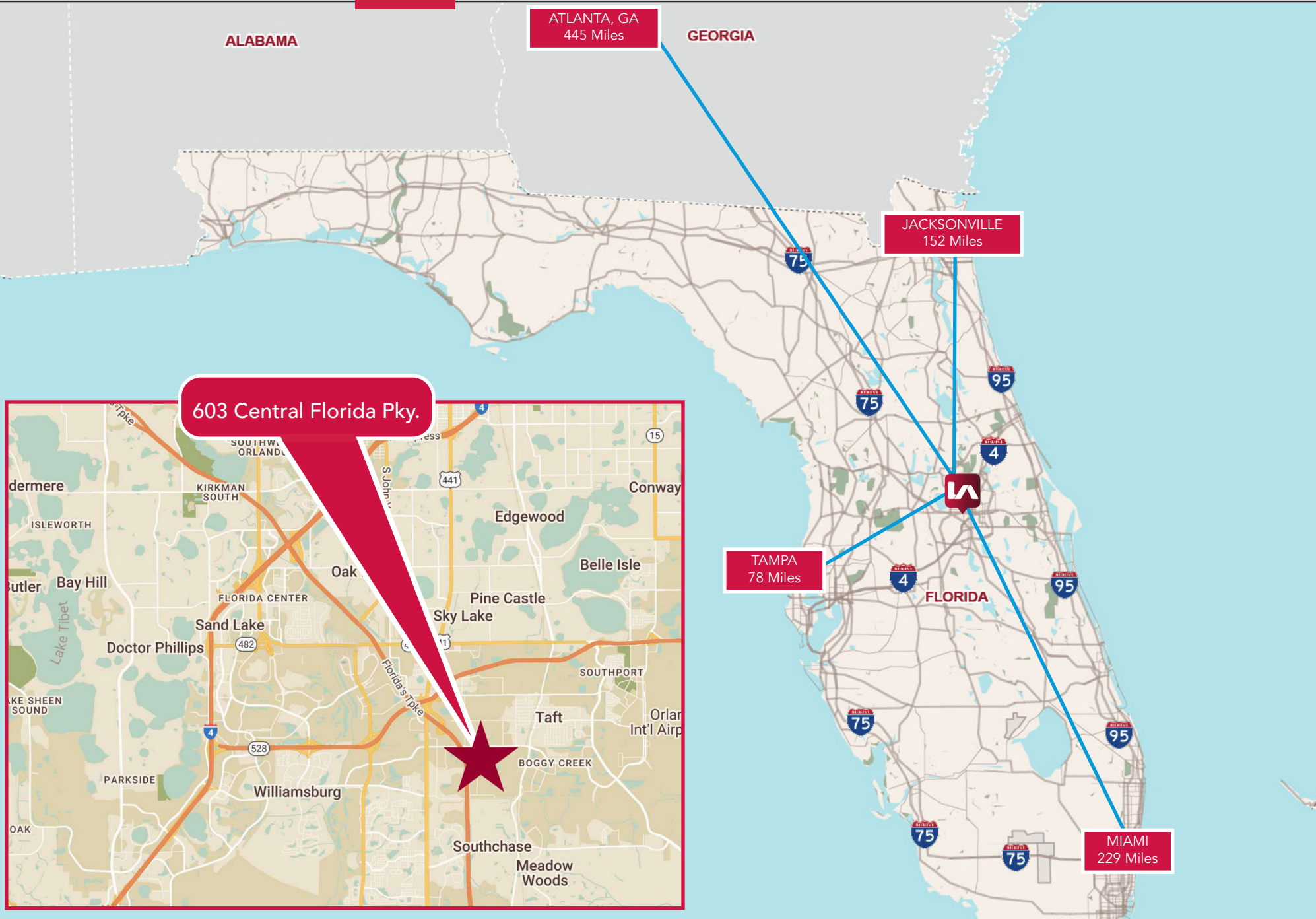
<b>ZONING:</b>	IND-4 (Orange County)
<b>YEAR BUILT:</b>	1980
<b>CONSTRUCTION:</b>	Metal on Block
<b>OUTDOOR STORAGE</b>	1.5 Acres

02

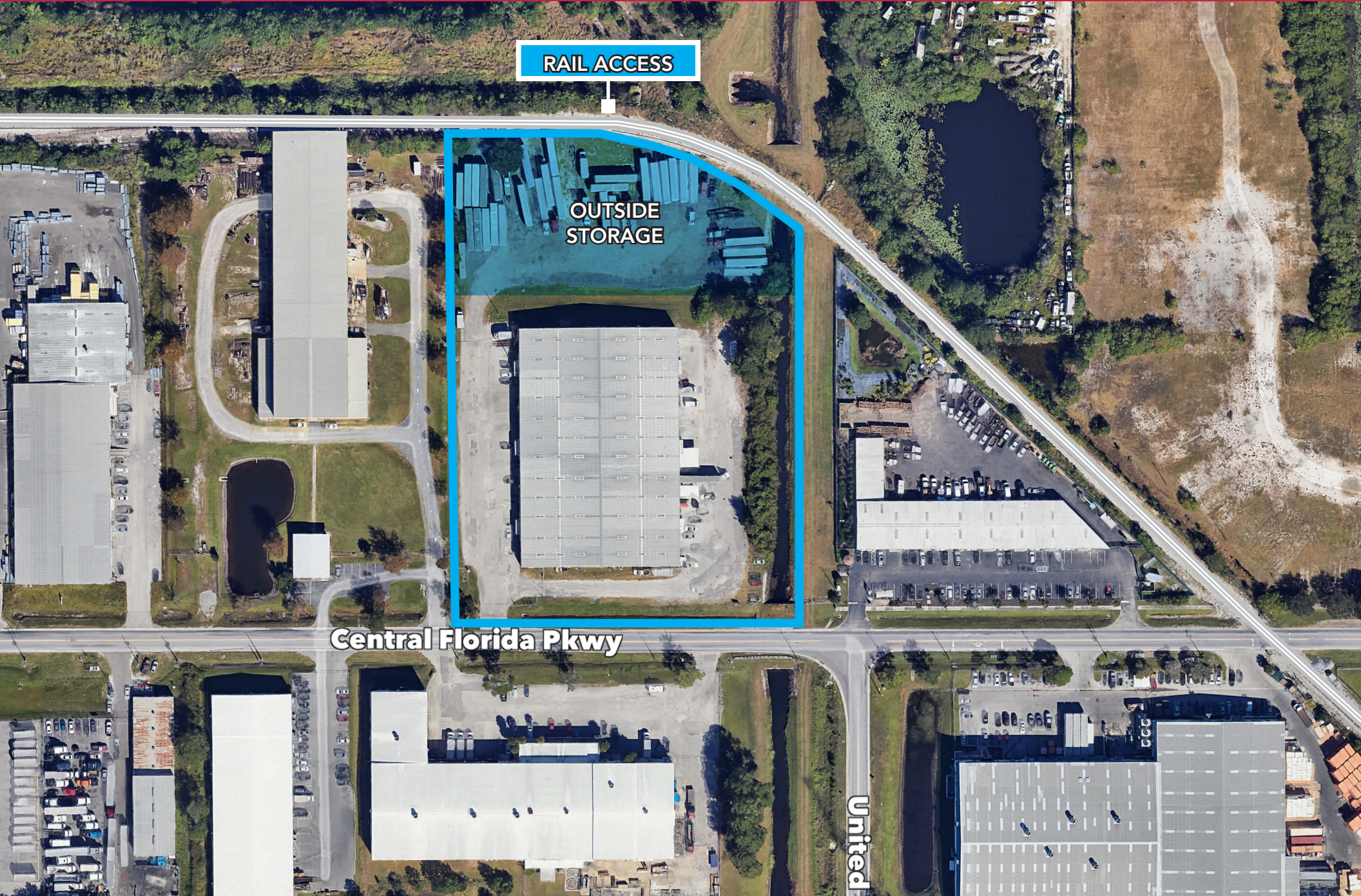
# Location







AERIAL



RAIL ACCESS

OUTSIDE STORAGE

Central Florida Pkwy

United



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