



VINELAND RD



3415 BARTLETT BLVD

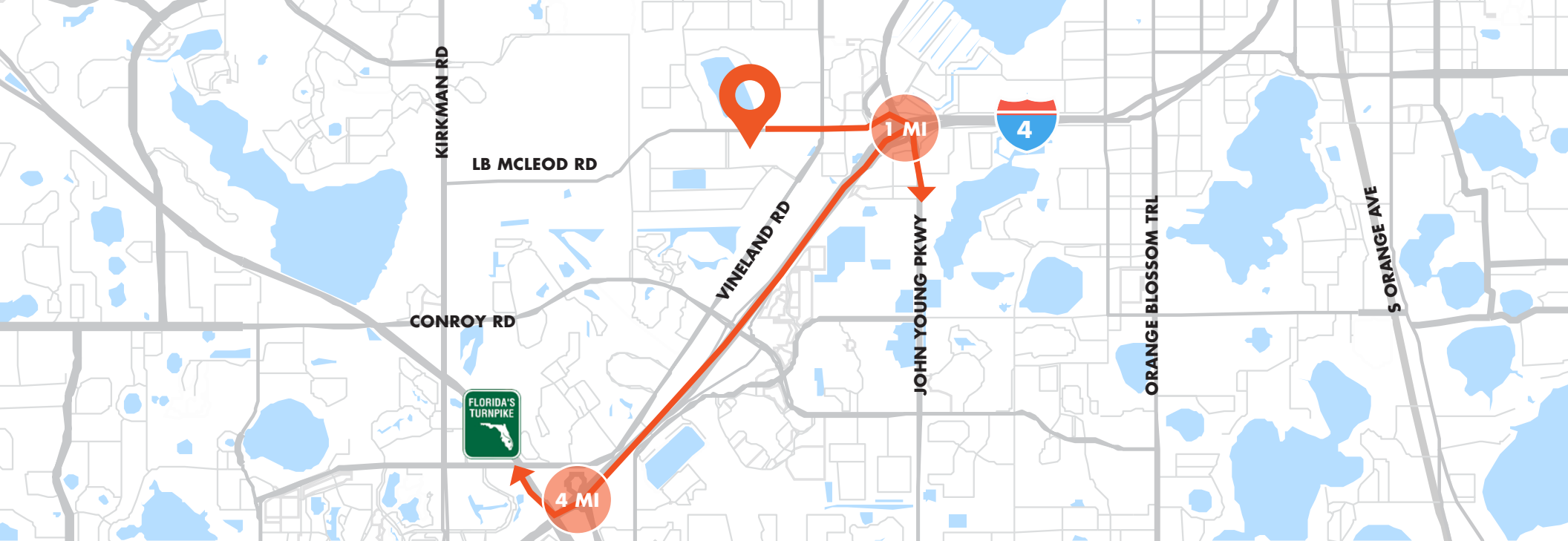
LB MCLEOD RD.

33RD STREET INDUSTRIAL PARK

RARE INFILL INDUSTRIAL & COLD STORAGE FOR LEASE

± 25,200 SF | INCOME + VACANCY UPSIDE | 33RD STREET INDUSTRIAL PARK

BARACK OBAMA PKWY



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
AVAILABLE SF	$\pm 25,200$ SF
RATE	\$9.95/SF
TRUCK COURT	80' - fully fenced
DOCK-HIGH DOORS	11
RAMP DOORS	1
ZONING	I-P
CLEAR HEIGHT	18' - 22'
PARKING	43 spaces

FOR MORE INFORMATION, PLEASE CONTACT:

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SUITE A OFFICE PLAN

SUITE A OVERVIEW

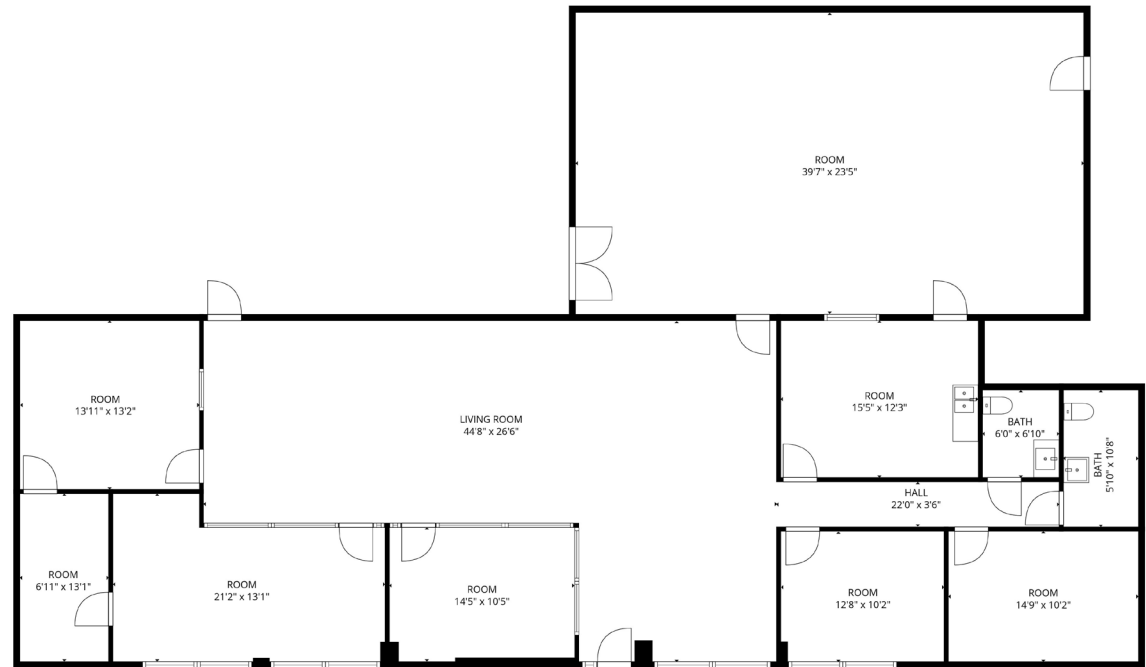
SUITE A: ± 25,200 SF

AVAILABLE: Immediate Occupancy

OFFICE: ± 2,261 SF

COOLER SPACE: ± 5,000 SF

POWER: 600 amps



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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