

FOR LEASE



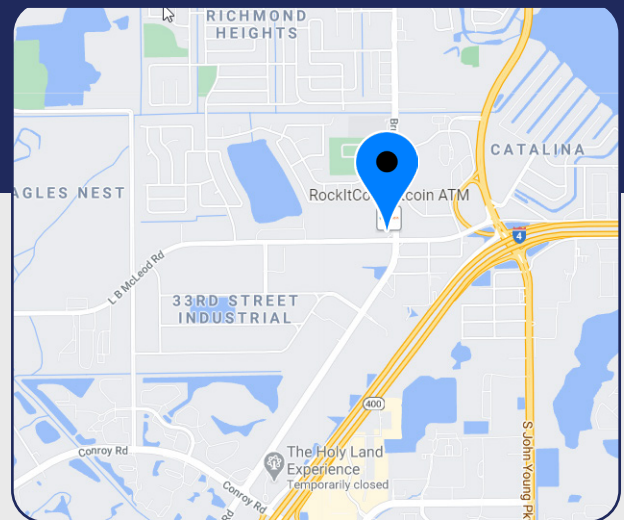
## OFFICE/WAREHOUSE/FLEX

4065 - 4085 L.B. McLeod Road, Orlando, FL 32811

### UNIT 4081-C

- > 3,874 SF
- > 75% office, 25% warehouse
- > One 12' x 12' grade level door
- > Three restrooms
- > **\$5,850.00/month plus power, operating expenses included**

- ◇ Highly visible on L.B. McLeod Road
- ◇ Move-in ready
- ◇ 4/1,000 SF parking
- ◇ Minutes from Interstate-4 and John Young Parkway



**Bill Bywater, CCIM**

D 407.206.5736

O 407.206.7300

bill@bywater.com



1209 Edgewater Drive

Suite 100

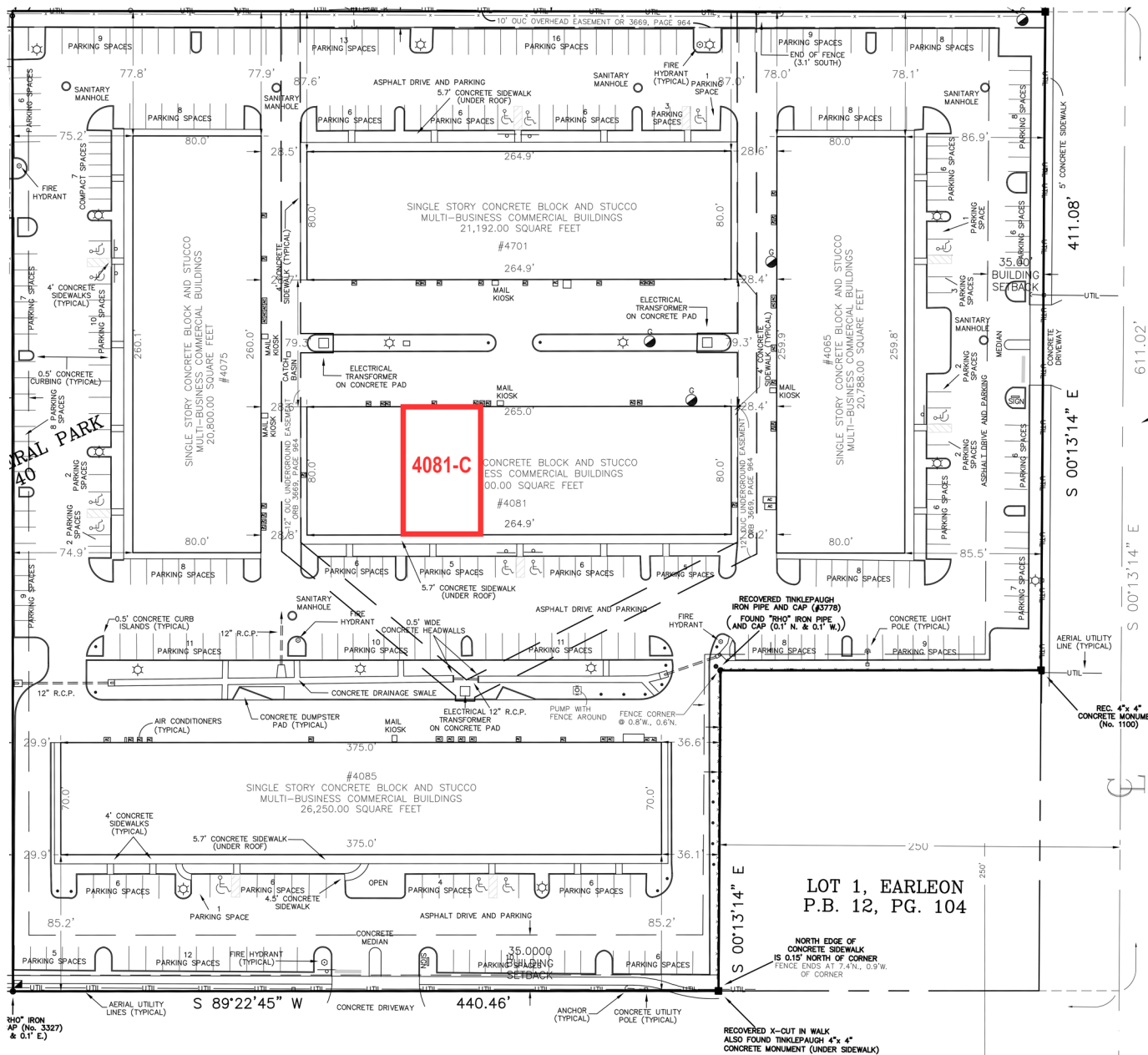
Orlando, FL 32804

407.206.7300 Main

www.bywater.com

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## SITE PLAN



L.B. McLEOD ROAD



**1209 Edgewater Drive, Suite 100 | Orlando, FL 32804 | 407.206.7300 | [www.bywater.com](http://www.bywater.com)**

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This floor plan shows a building layout with a large warehouse area and several smaller office or storage rooms. The warehouse is labeled "WAREHOUSE (NO A/C)" and has a "ROLL-UP DOOR". The plan includes dimensions for various rooms and corridors, as well as symbols for restrooms and a kitchen area. The layout is divided into several sections by walls and doors.

**Warehouse Area:**

- Roll-up Door
- Warehouse (NO A/C)

**Office/Storage Areas:**

- 11'-0" (Corridor)
- 5'-4" (Room)
- 14'-3" (Room)
- 9'-7" (Room)
- 9'-7" (Room)
- 16'-0" (Room)
- 11'-10" (Room)
- 19'-7" (Room)
- 12'-2" (Room)
- 19'-0" (Room)
- 13'-10" (Room)
- 15'-11" (Room)
- 13'-9" (Room)
- 12'-4" (Room)
- 19'-6" (Room)
- 18'-3" (Room)
- 19'-9" (Room)
- 6'-0" (Corridor)
- 5'-8" (Room)
- 5'-4" (Room)

**Restrooms:**

- Restroom (Top Right)
- Restroom (Bottom Right)

**Other Features:**

- Kitchen area (Top Right)
- Roll-up Door (Top Left)



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