

For Lease

Dock-High Warehouse Building

9,700 SF | \$13 / SF



3055 Pennington Road

Orlando, Florida 32804

Property Highlights

- 9,700± SF building - great location one block from both John Young Pkwy and US Hwy 441
- 8,700± SF warehouse with 2 dock high doors on front
- 2 rail-served doors in rear
- 1,000± SF office
- 11,000± SF truck court/fenced storage
- Zoning: I-G, City of Orlando
- Easy access via major roadways to the entire Metro Orlando area
- 2+ million population within 20-mile radius
- 3101 Pennington Rd (other end-cap unit) - 10,000± SF - also available for lease



**Lease Rate: \$13 / SF NNN
(Op Ex: \$3.39/SF)**

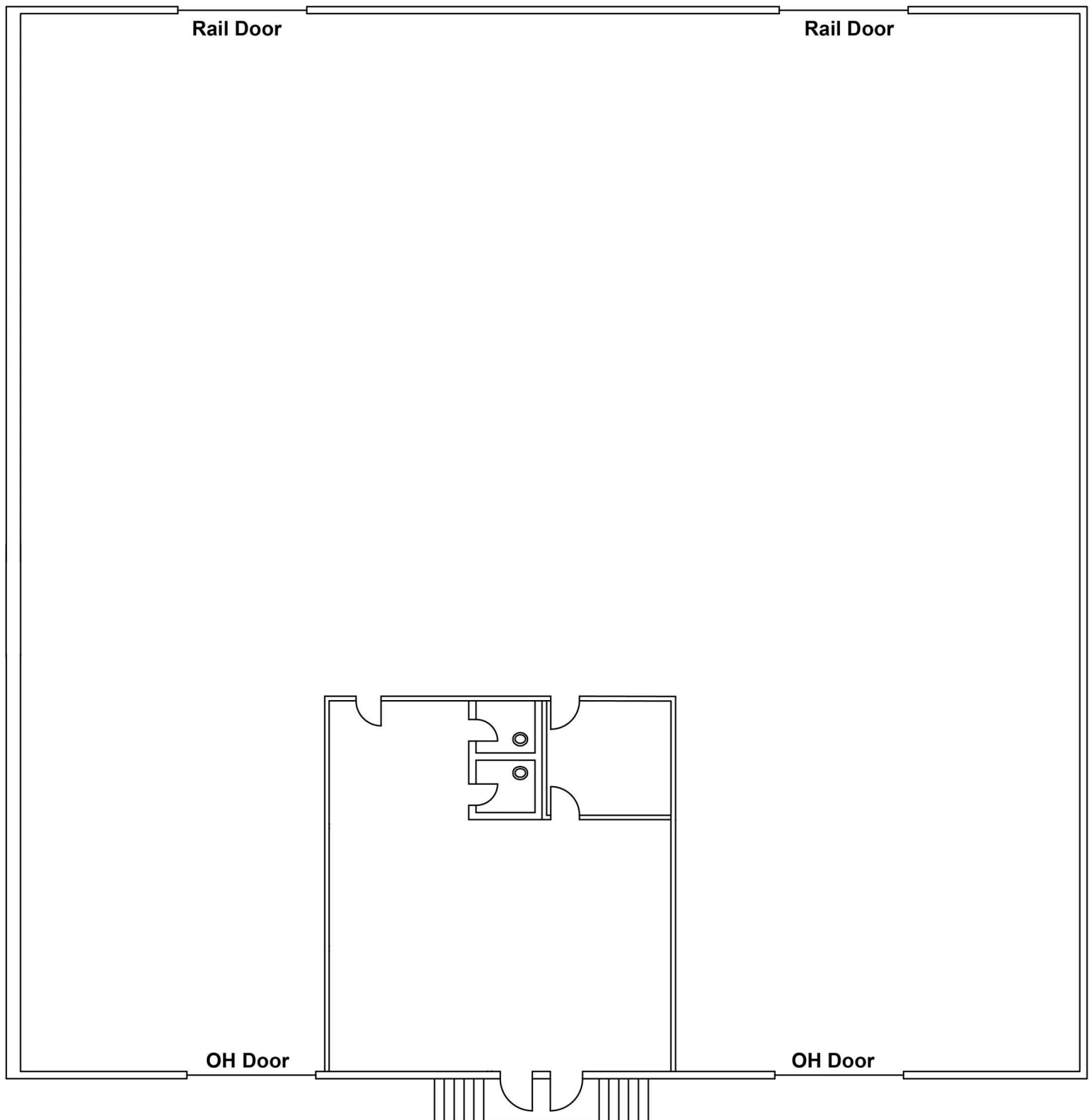
For more information

Jason G. Toll, MiCP

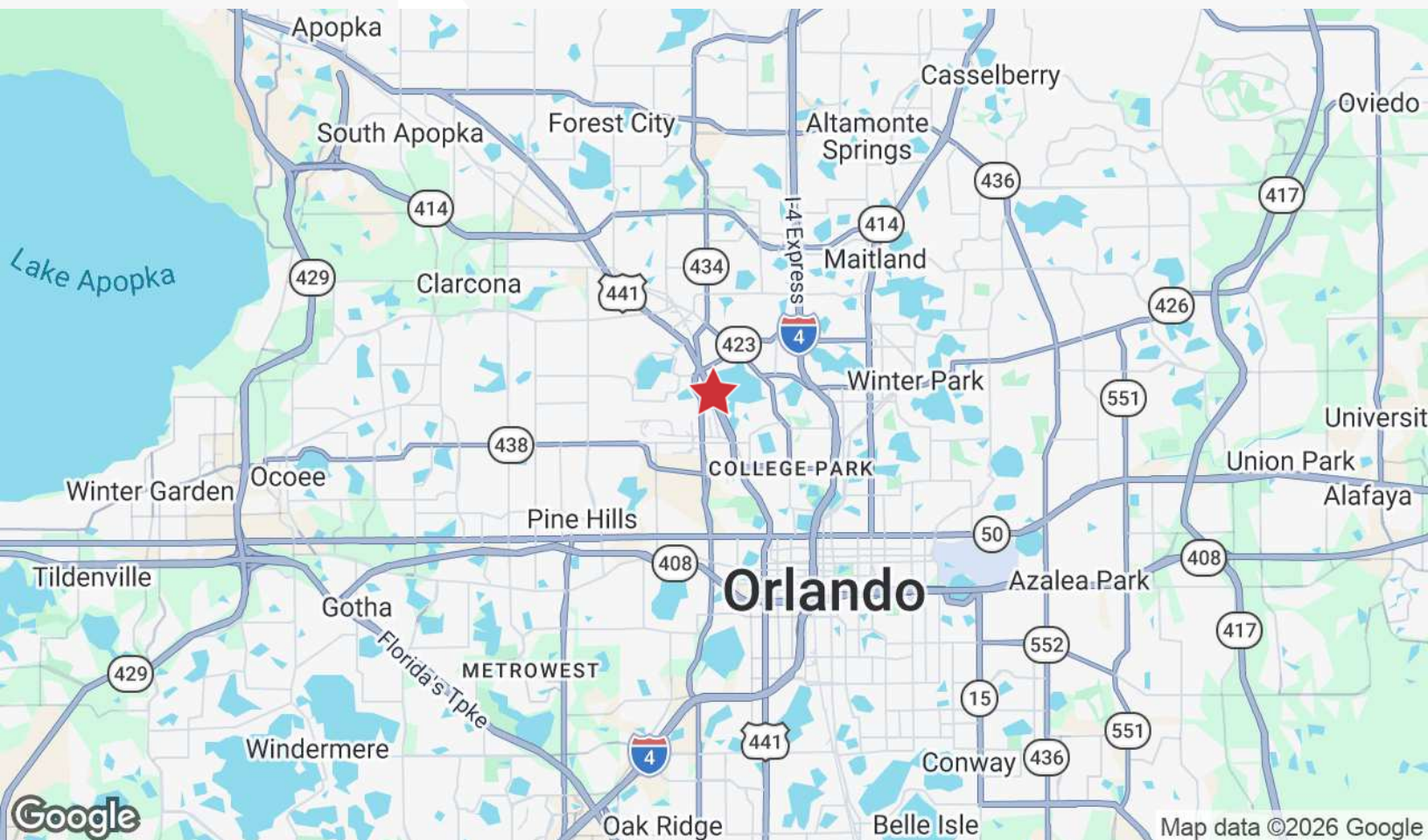
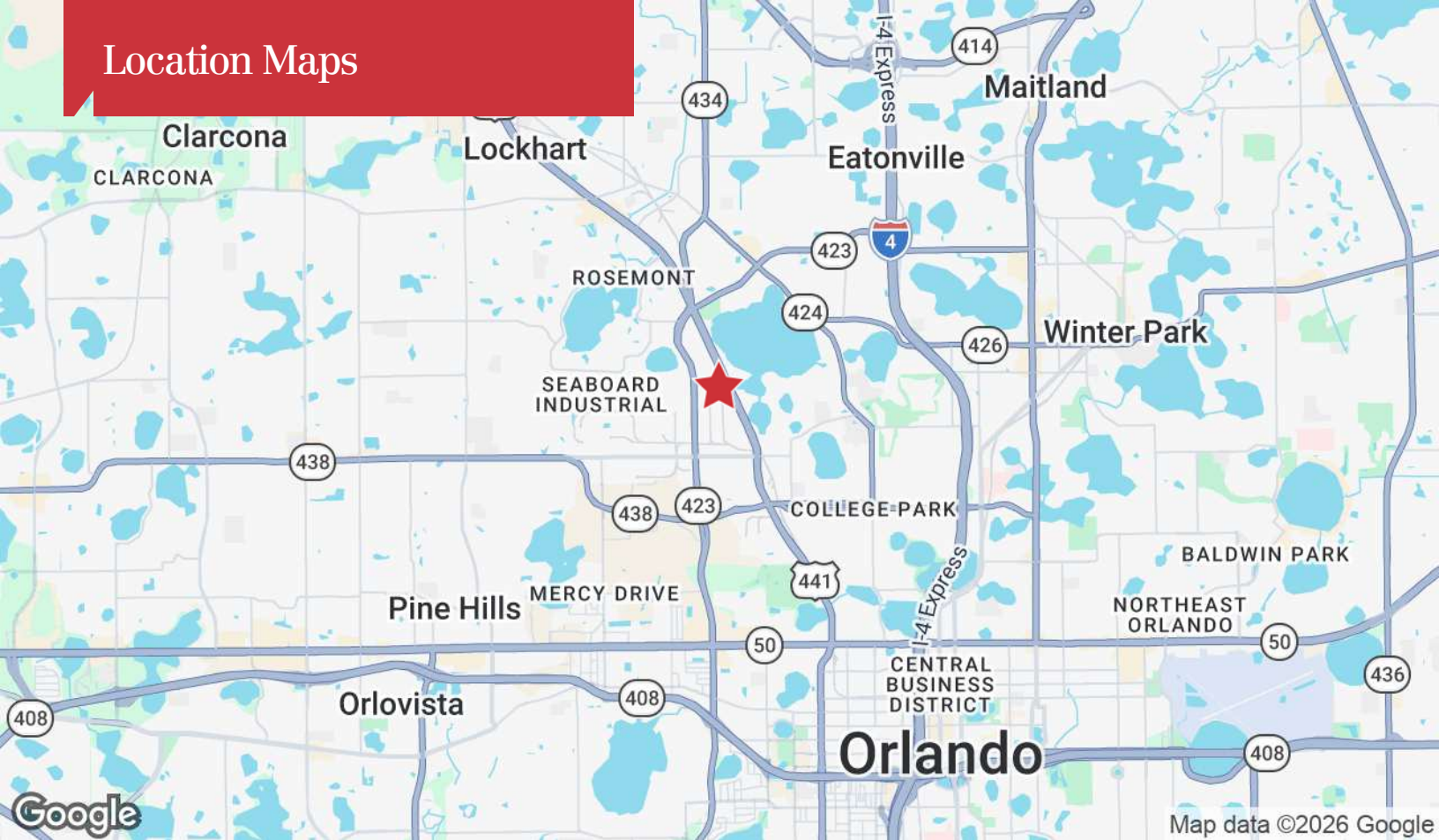
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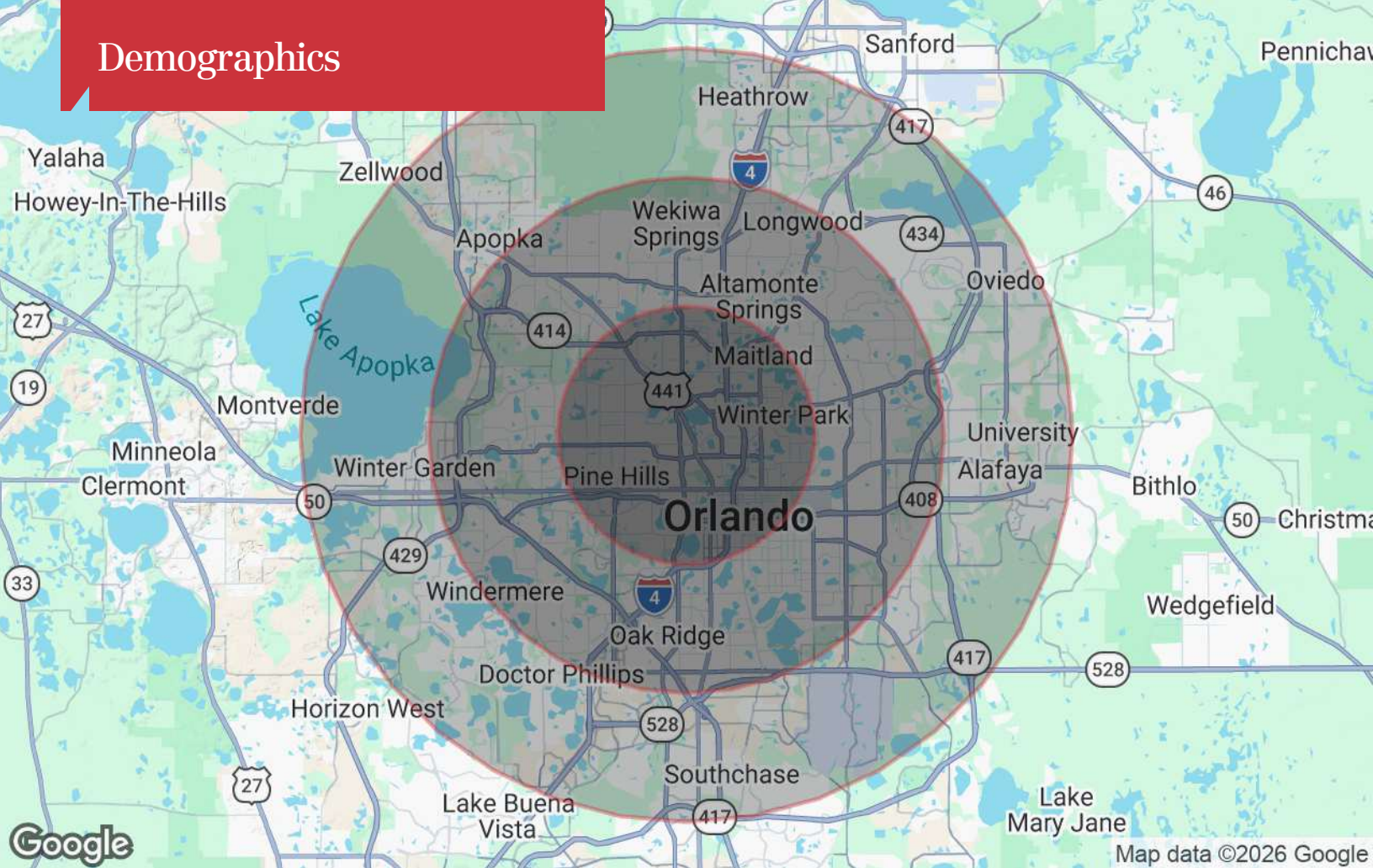
Floor Plan



Location Maps



Demographics



Population

	5 Miles	10 Miles	15 Miles
TOTAL POPULATION	297,592	1,029,821	1,612,453
MEDIAN AGE	37.1	38.2	38.2
MEDIAN AGE (MALE)	36.2	37.0	37.0
MEDIAN AGE (FEMALE)	37.8	39.1	39.2

Households & Income

	5 Miles	10 Miles	15 Miles
TOTAL HOUSEHOLDS	114,563	389,476	592,039
# OF PERSONS PER HH	2.6	2.6	2.7
AVERAGE HH INCOME	\$101,617	\$99,207	\$106,367
AVERAGE HOUSE VALUE	\$425,968	\$375,084	\$400,888

* Demographic data derived from 2020 ACS - US Census