

GREAT OWNER/USER OPPORTUNITY



5508 | COMMERCE DRIVE
ORLANDO, FL 32839

FOR SALE - 5,512 SF WAREHOUSE



For more information, contact:

407.440.6658

Nathan Eissler
nathan.eissler@avisonyoung.com

407.440.6646

Lawson Dann
lawson.dann@avisonyoung.com

**AVISON
YOUNG**

THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM SOURCES BELIEVED RELIABLE; HOWEVER, AVISON YOUNG MAKES NO GUARANTEES, WARRANTIES OR REPRESENTATIONS AS TO THE COMPLETENESS OR ACCURACY THEREOF.

THE PRESENTATION OF THIS PROPERTY IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, OR CONDITIONS, PRIOR TO SALE OR LEASE, OR WITHDRAWAL WITHOUT NOTICE.

**5508 COMMERCE DRIVE
ORLANDO, FL 32839**

FEATURES & LOCATION

- 5,512 sf freestanding industrial warehouse on 0.33 acres
- 100% air conditioned, three phase power
- Two 10x10 grade level doors
- Zoned C-3; city of Edgewood
- Parcel ID# 24-23-29-5533-00-030
- Opportunity to subdivide building
- Located at S. Orange Avenue off Mary Jess Road
- Easy access to S. Orange Blossom Trail (US 441), Interstate-4, SR-528 and the Orlando International Airport

**REDUCED PRICE: \$430,000
(\$78.01/SF)**

For more information, contact:

407.440.6658

Nathan Eissler
nathan.eissler@avisonyoung.com

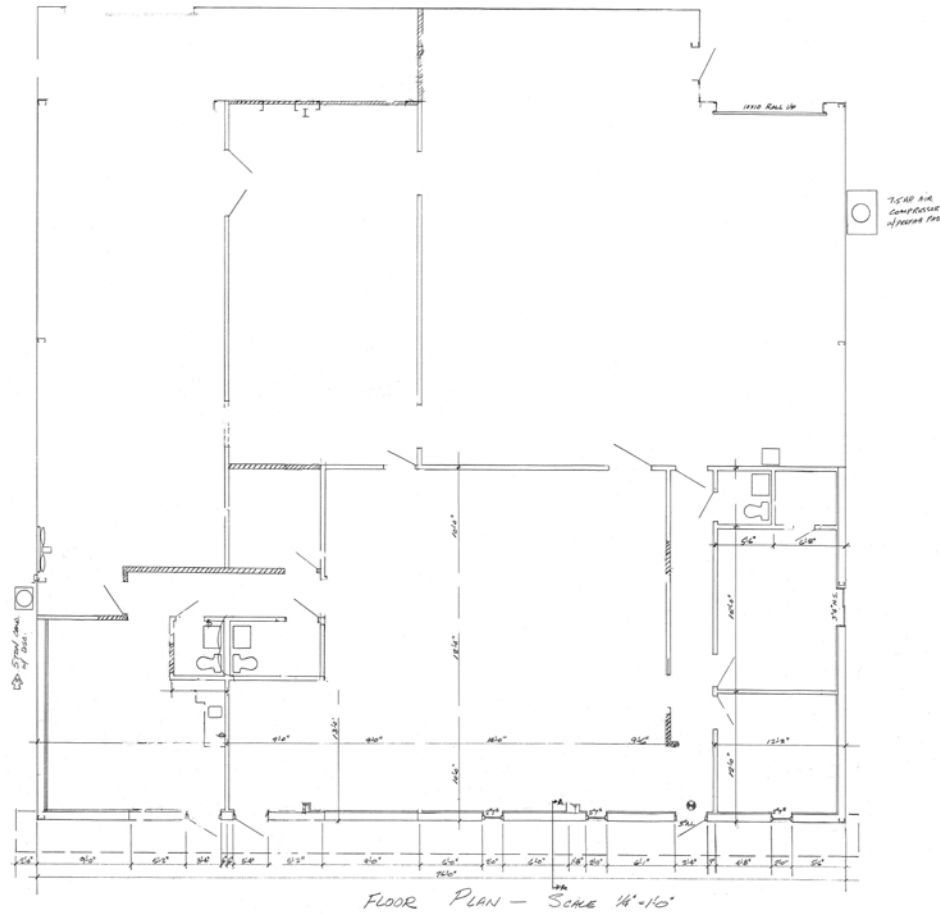
407.440.6646

Lawson Dann
lawson.dann@avisonyoung.com



5508 COMMERCE DRIVE
ORLANDO, FL 32839

FLOOR PLAN - 5,512 SF



For more information, contact:



407.440.6658

Nathan Eissler

nathan.eissler@avisonyoung.com

407.440.6646

Lawson Dann

lawson.dann@avisonyoung.com

THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM SOURCES BELIEVED RELIABLE; HOWEVER, AVISON YOUNG MAKES NO GUARANTEES, WARRANTIES OR REPRESENTATIONS AS TO THE COMPLETENESS OR ACCURACY THEREOF.

THE PRESENTATION OF THIS PROPERTY IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, OR CONDITIONS, PRIOR TO SALE OR LEASE, OR WITHDRAWAL WITHOUT NOTICE.