

REDUCED SALE PRICE!

FOR
SALE/
LEASE

3362 ALL AMERICAN BLVD

ORLANDO, FL | 132,731 SF | ZONED I-P/W



CITE PARTNERS

PROPERTY OVERVIEW

3362 All American Blvd is comprised of three buildings totaling 132,731 square feet on 7.59 acres. The buildings were built in 1982 and are zoned I-P/W in the City of Orlando. The site has adequate car parking, is fully fenced and paved, and has rail service provided by the Florida Central Railroad.

Building One

- Warehouse/Office Building
- 102,275 SF Total
- 24,135 SF Office/Showroom
- 78,140 SF Warehouse
- Two stories
- 19'4" – 27'5" clear height
- 181' building depth
- 4 - 22'w x 14'h grade level doors
- 1 - 22'w x 14'h dock well with two dock positions
- Tilt Wall construction
- Sprinklered

Building Two

- Open Covered Storage
- 15,996 SF
- 129' x 124' building dimensions
- 18' – 21' clear height
- Metal construction

Building Three

- Open Covered Storage (3-sided warehouse)
- 14,460 SF
- 30' deep x 482' long
- 18' – 21' clear height
- Metal construction

OTHER FEATURES

- Active rail spur on site with Florida Central Railroad
- Site is fully fenced, lighted and paved
- 1400 amps, 3 phase 240 and 480 volt power with additional transformer on site with 1,000 KVA capacity
- 10,000 gallon, double fiberglass walled underground diesel tank with pump on site; all designed to 2009 EPA standards; monitored quarterly; leak alarm in place
- Roof Condition - Good; regularly maintained
- Utilities
 - Power - Orlando Utilities Commission
 - Water - Orlando Utilities Commission
 - Sewer - Orlando Utilities Commission

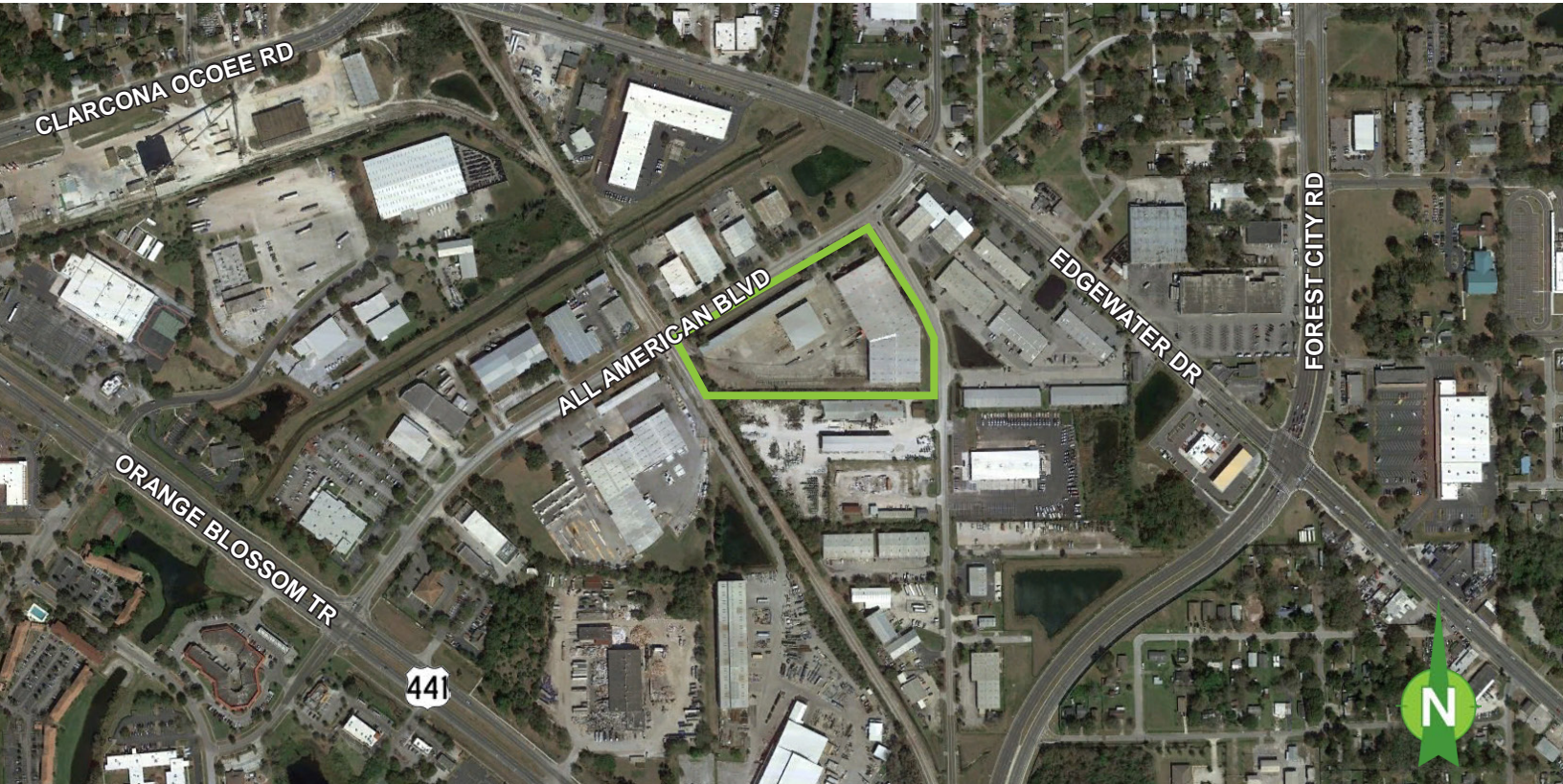
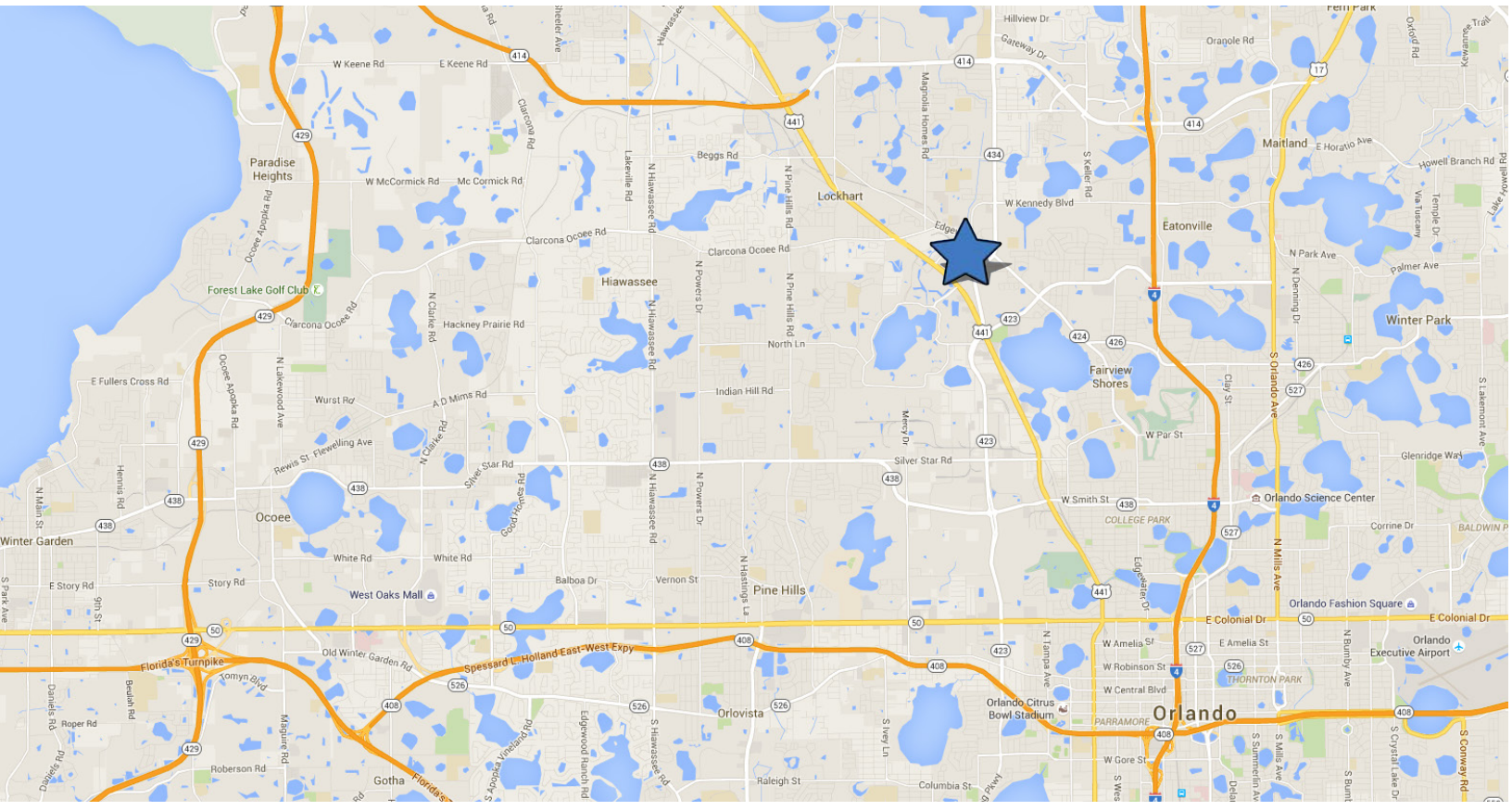
REDUCED Sale Price: **\$5,500,000 (\$41.44/SF)**

Lease Rate: **\$3.75/SF, NNN**

Available: **January 2017**



3362 All American Boulevard



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