

COLLEGE PARK BUSINESS CENTER

OWNER-USER | INVESTMENT OPPORTUNITY: FOR SALE



1942 WEST NEW HAMPSHIRE STREET, ORLANDO, FL 32804

PROPERTY FEATURES

- Building Size: 26,200± SF
 - » Suite 105: 8,000 SF - Available for Lease
 - » Suite 115: 18,200 SF - Currently Occupied
 - Construction: Block/Metal | Front Load
 - Clear Height: 21'- 24' | Clear Span
 - Loading: (2) Grade-Level (1) Ramp (1) Dock-High
 - Building Depth: 100'
 - Year Built: 2003
 - Fire Protection: Wet System
 - Land Size: 1.84± Acres
 - Zoning: I-G | General Industrial | City of Orlando
 - Parcel ID: 22-22-29-1467-00-010
 - Electrical Service: 3 Phase | 240 Volts
 - Utilities: OUC
 - Parking Ratio: 2.75/1,000 SF
 - Fenced Outside Storage
 - Off-Site Master Retention
 - Owner Financing Considered
- **Sale Price: \$2,100,000 (\$80.00 PSF)**

CONTACT:

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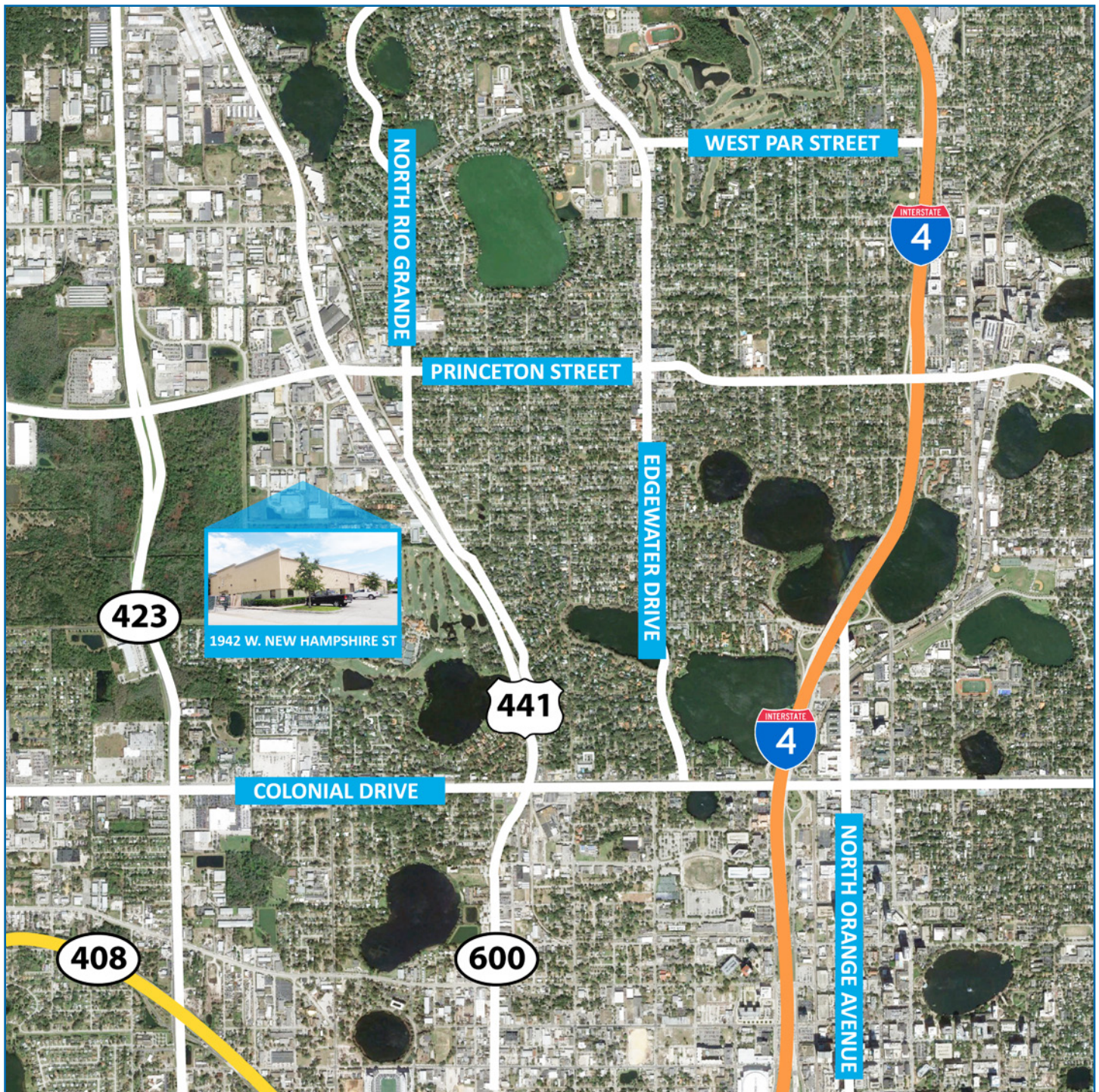
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LOCATION MAP

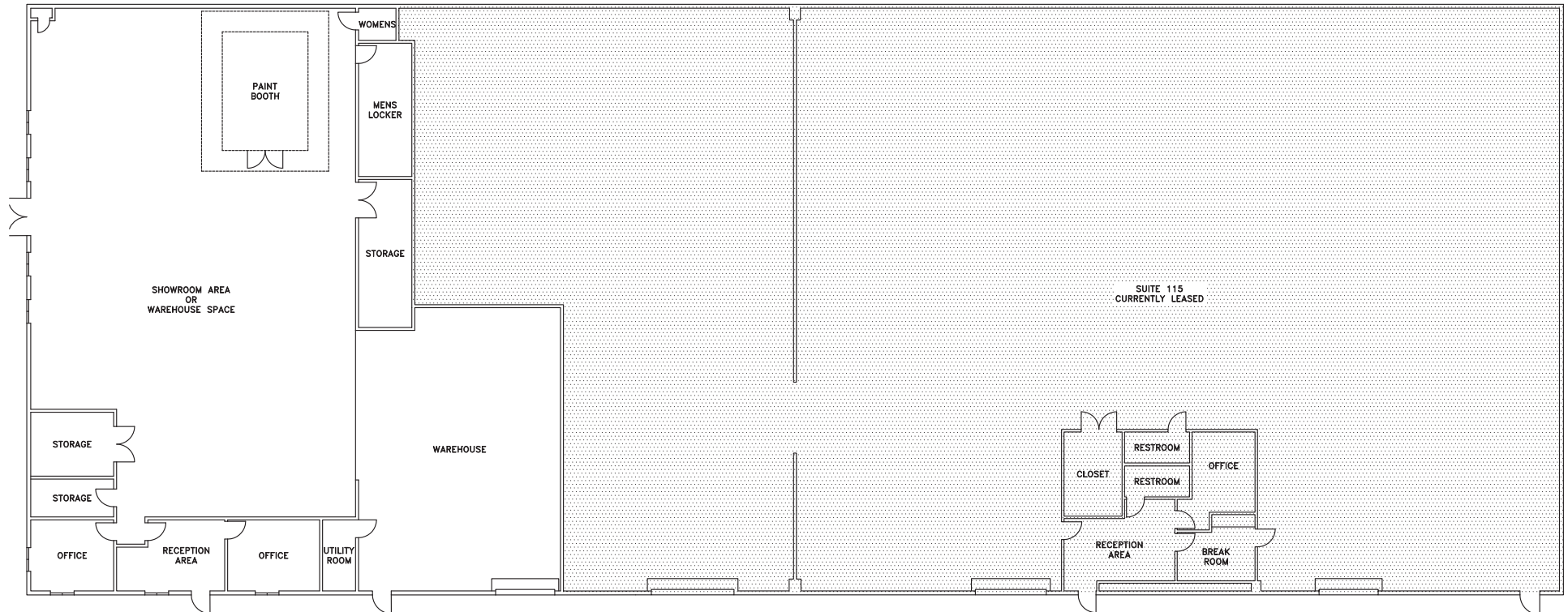


LOCATION:

Centrally Located Near Downtown. Providing Convenient Access to N. Orange Blossom Trl, Princeton St, John Young Pkwy, I-4 and the East-West Expressway

FLOOR PLAN

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