

GREAT MAN CAVE or ADULT TOY STORAGE  
with CLASS A FINISHES!

FOR  
SALE

655



655 HERNDON AVENUE

ORLANDO, FL | 5,000 SF | ZONED AC-3, CITY OF ORLANDO



CITE PARTNERS

# PROPERTY SPECIFICATIONS

## THE BUILDING

- 5,000 SF
- 523 SF of office
- 13' - 16' clear height
- 4 - 10' x 14' electric rolling steel grade doors
- Drive-thru bays
- 100' building depth
- Security lighting
- Wired for security cameras and speakers
- Epoxy floors
- Built in 1979
- New roof and skylights in 2014

## THE PROPERTY

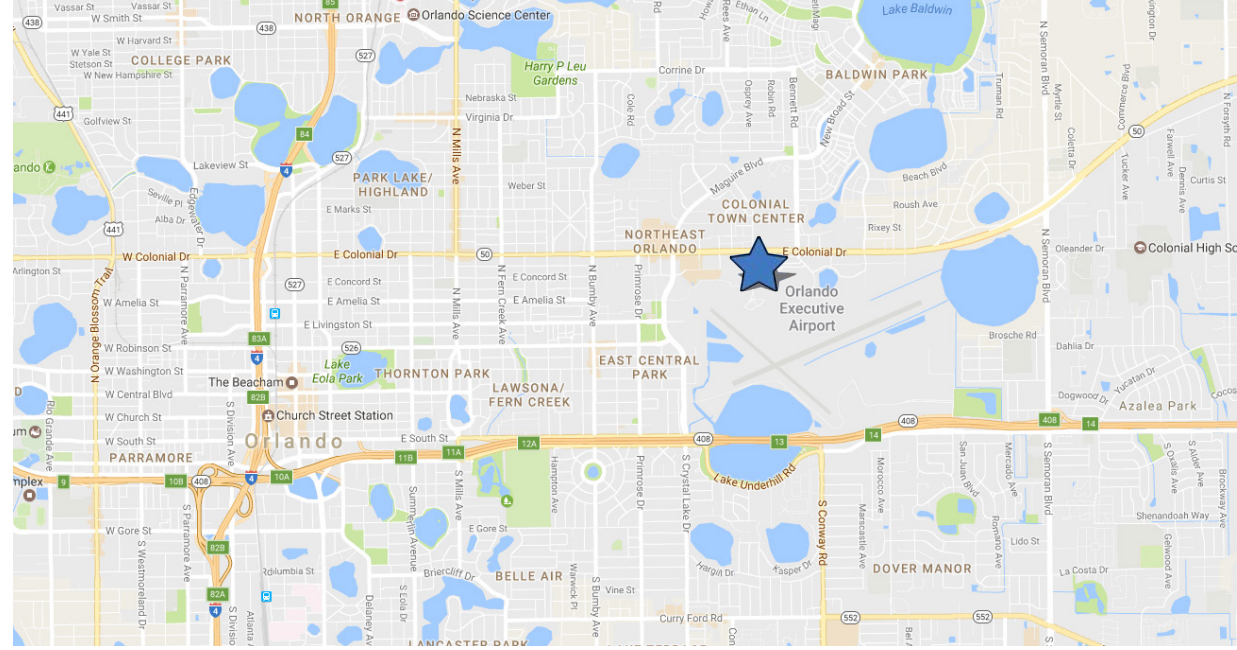
- 0.25 acres
- Zoned AC-3, City of Orlando
- Street-to-street access
- Brick paver front and rear parking/storage area
- 24' x 50' yard

## LOCATION

- Excellent access to Colonial Drive
- Minutes from I-4 and SR 408 (East-West Expwy)
- Area amenities include Dick's Sporting Goods, Bed Bath and Beyond, Petsmart, HH Gregg, Buy Buy Baby, Planet Fitness, Target and many others

## THE PRICE

\$995,000 (\$199.00/SF)



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FLOOR PLAN

