

COLLEGE PARK BUSINESS CENTER

OFFICE | SHOWROOM | WAREHOUSE - FOR LEASE



1942 WEST NEW HAMPSHIRE STREET, ORLANDO, FL 32804

PROPERTY FEATURES

- Suite 105: 8,000 SF - Available for Lease
 - » Office: 1,500± SF
 - » Conditioned Showroom / Warehouse: 4,500± SF
 - » Warehouse: 2,000± SF
 - Construction: Block/Metal | Front Load
 - Clear Height: 21' - 24' | Clear Span
 - Loading: (1) Grade-Level
 - Building Depth: 100'
 - Paint Booth: 13' - 6" x 16' - 6"
 - Building Size: 26,200± SF
 - Year Built: 2003
 - Electrical Service: 3 Phase | 240 Volts
 - Utilities: OUC
 - Zoning: I-G | General Industrial | City of Orlando
 - Parking Ratio: 2.75/1,000 SF
 - Fenced Outside Storage or Additional Parking
 - Fire Protection: Wet System
- **Lease Rate: \$7.50 PSF NNN | \$8.75 PSF NNN (Under Air)**

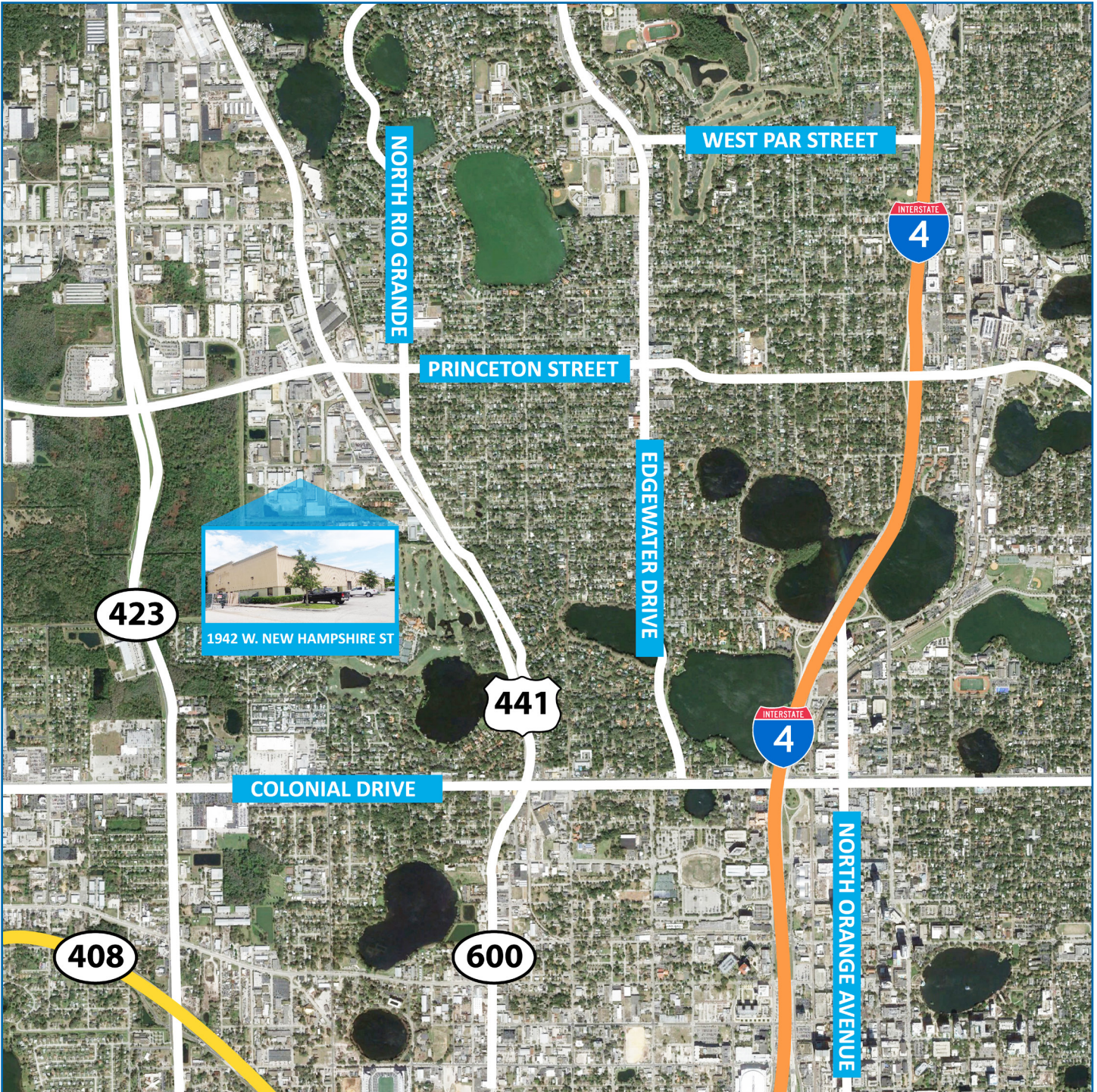
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LOCATION:

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