

# ELLE ISLE SILVER BE LAKE G McCoy Rd Sand Lake

Securely located on 0.78 Acres in South Orlando's Pinecastle Commerce Center near the intersection of S. Orange Ave and E. Lancaster Rd. with easy access to the Orlando International Airport, (528) Beachline Expressway, Florida's Turnpike and .58 Miles to one of Central Florida's new SunRail commuter train stations.

### 605 E. Robinson St., Suite 500 • Orlando, FL 32801 • P 407.843.7070 • F 407.843.2070 realtycapitalfl.com No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.



## **FEATURES**:

- Office: 6,263 ± SF | Showroom: 412 ± SF | Warehouse: 3,241 ± SF
- Ideal Uses: Architect | Construction | Engineering | Marketing/Media | Service
- Built in 2003 | Block/Metal Construction | Clear Height: 11'-0"-16'-2" | T5 Warehouse Lights
- Doors: (1) Rear Load Oversized Grade Door (14'- 5" Wide x 13'- 0" High) •
- Parking Ratio: 3.73/1,000 SF with Additional Parking Available Contingent on Use
- Secured Fenced in Parking or Outside Storage in the Rear of the Building
- Zoning: C-3 | Wholesale Commercial District | Orange County
- Electrical Service: 400 Amps | Three Phase | 120/208 Volts •
- Lease Rate: \$7.50/SF | NNN

### **CONTACT:**

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## PHOTOS AND FLOOR PLAN

OFFICE: 6,263 ± SF SHOWROOM: 412 ± SF WAREHOUSE: 3,241 ± SF









This Single Tenant Building Contains (12) Offices (9) Custom Built Workstations (2) Conference Rooms (1) Full Kitchen (1) Break Area and (1) Communication/Server Room (Fully Conditioned)















