

INCLUDES ONE ACRE OF OUTSIDE STORAGE!

FOR  
SALE



CITE PARTNERS

2200 PRINCIPAL ROW

ORLANDO, FL | 12,000 SF | ZONED C-3 | 2.5 ACRES



## PROPERTY SPECIFICATIONS

### THE BUILDING

- 12,000 SF total
- 3,360 SF office
- 16' - 18' clear height
- Two 10' x 12' dock doors
- One 10' x 10' ramp door
- One 10' x 10' drive-in door
- 120/208 volt, 3 phase power
- Rear/side loading
- 120' truck court
- Built in 1997

### THE PROPERTY

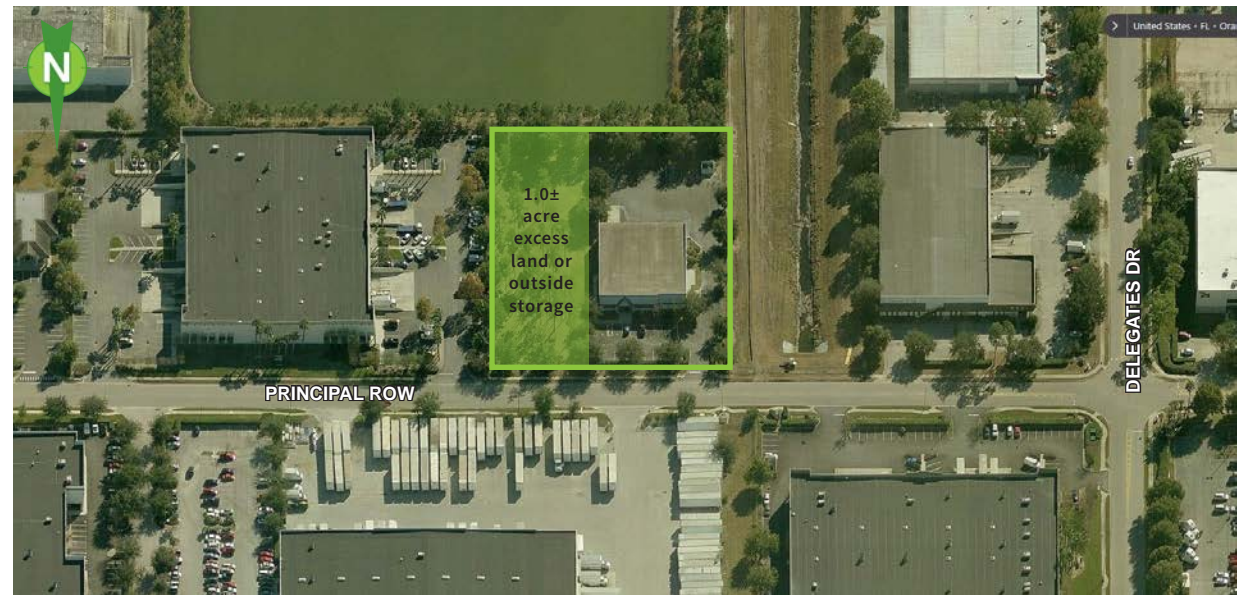
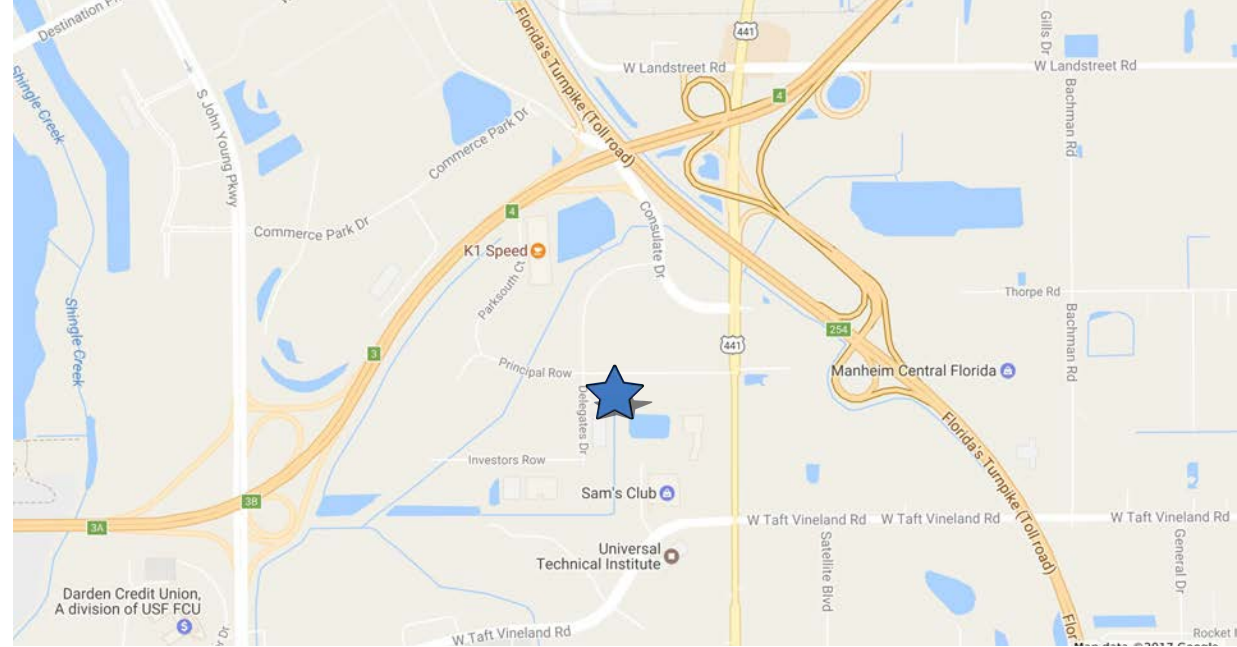
- 29 parking spaces
- 2.50 acres (approx. 1 acre excess land)
- Outside storage available
- Zoned C-3, Orange County

### LOCATION

- Excellent location in Orlando Central Park South
- Minutes from US Highway 441, John Young Parkway, and the Florida Turnpike-Beachline Expressway interchange

### THE PRICE

\$1,700,000 (\$141.67/SF)



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SITE PLAN

