

Outside Storage Available

FOR SALE/ LEASE



3675 MERCY DRIVE

ORLANDO, FL | 30,665 SF | ZONED I-P/W, CITY OF ORLANDO



CITE PARTNERS

PROPERTY SPECIFICATIONS

THE PROPERTY

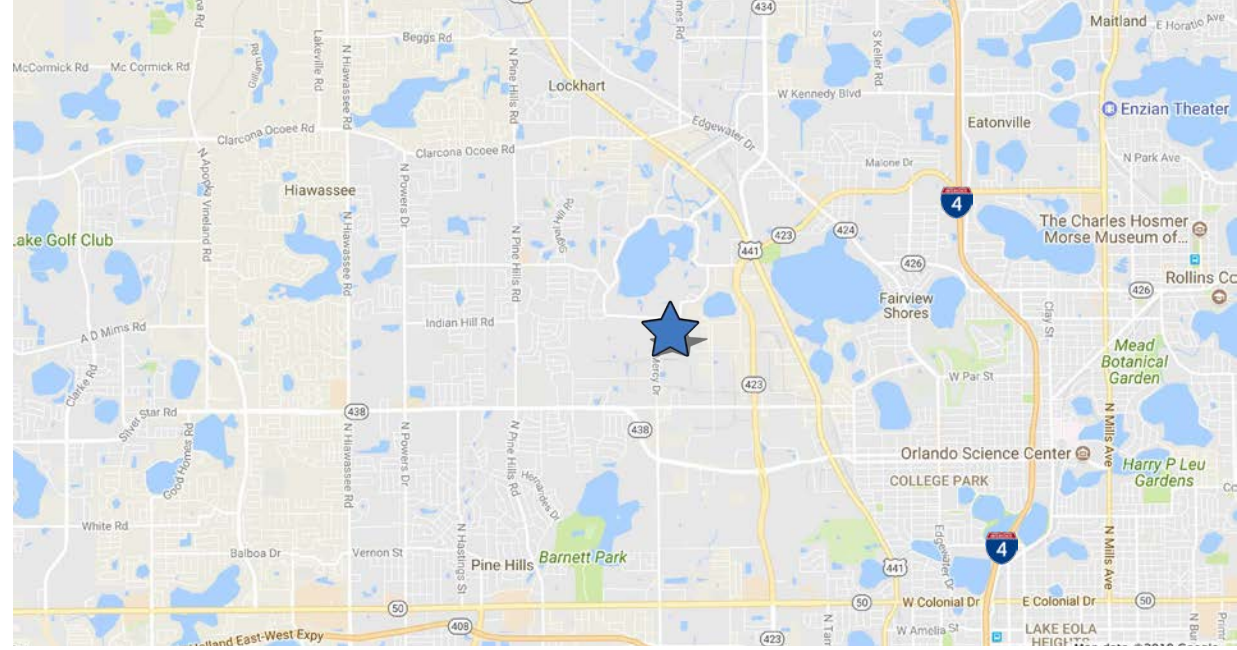
- 30,665 SF free-standing building
- 1,915 SF of office
- 20' - 24' clear height
- 5 - 22' x 10' dock doors
- 1 - 12' x 10' ramp door
- .21/3,000 SF sprinklers
- Two 220 amp, 3 phase power panels
- Front load
- 270' truck court
- Clear span
- Tilt wall construction
- Built in 1987
- 3.27 acres
- Zoned I-/W, City of Orlando
- Concrete paved outside storage
- Fully fenced

LOCATION

- Great access to John Young Parkway, Interstate 4, and US Highway 17/92
- Minutes from Country Club of Orlando, Dubsread Golf Course, downtown College Park, Florida Hospital Orlando, Orlando Science Center, Orlando Museum of Art, Rollins College, and Downtown Orlando

THE PRICE

Sale Price: \$3,525,000 (\$114.95/SF)
Lease Rate: \$8.00/SF NNN



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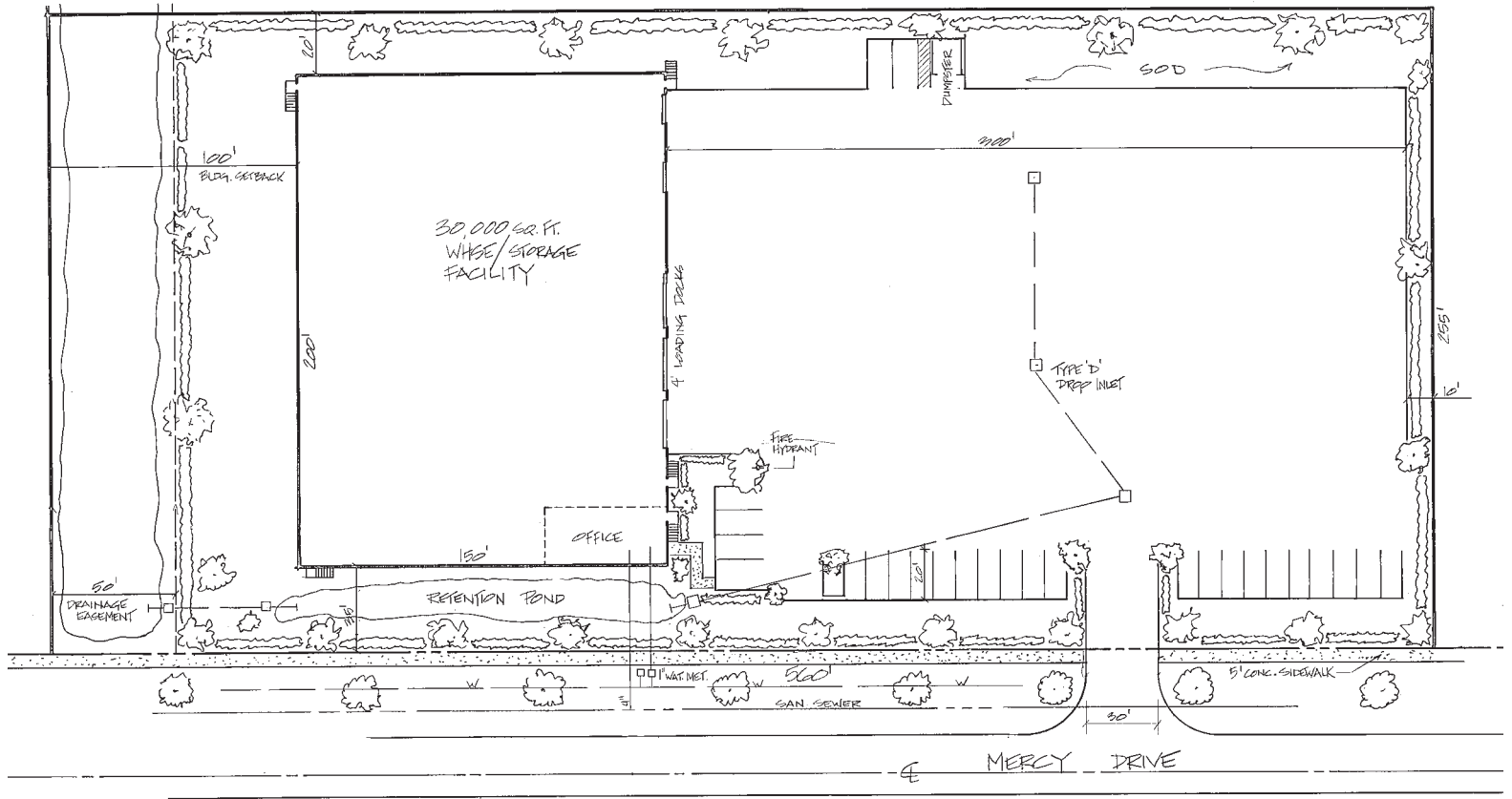
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SITE PLAN



OFFICE PLAN

