

REDUCED SALE PRICE!

FOR  
SALE

PRINCETON ST

MERCY DR

2240 MERCY DRIVE

ORLANDO, FL | 1.04 ACRES | ZONED I-P/W, CITY OF ORLANDO



CITE PARTNERS

# PROPERTY SPECIFICATIONS

## APPROVALS

- Fully permitted site and building plans to construct a 12,357 square foot grade level building
- Permit is ready to be picked up at the City
- Saves at least 3 to 4 months of permitting

## THE PROPERTY

- 1.04 acres
- Zoned I-P/W, City of Orlando
- Sewer and water at the site

## SPEC BUILDING

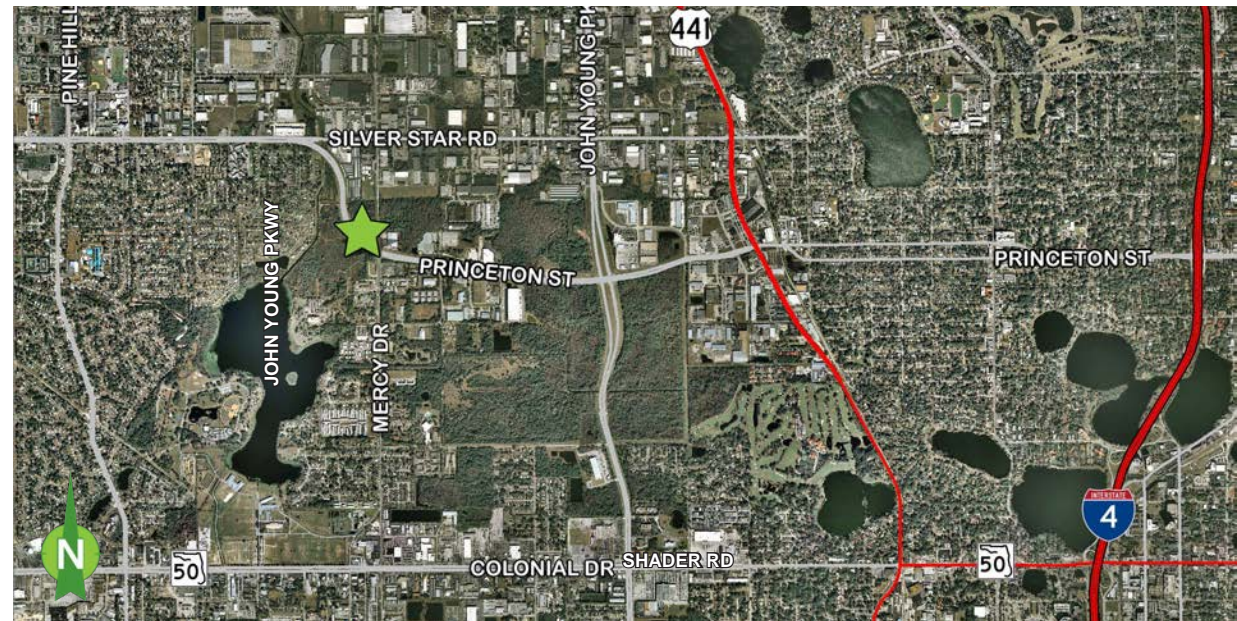
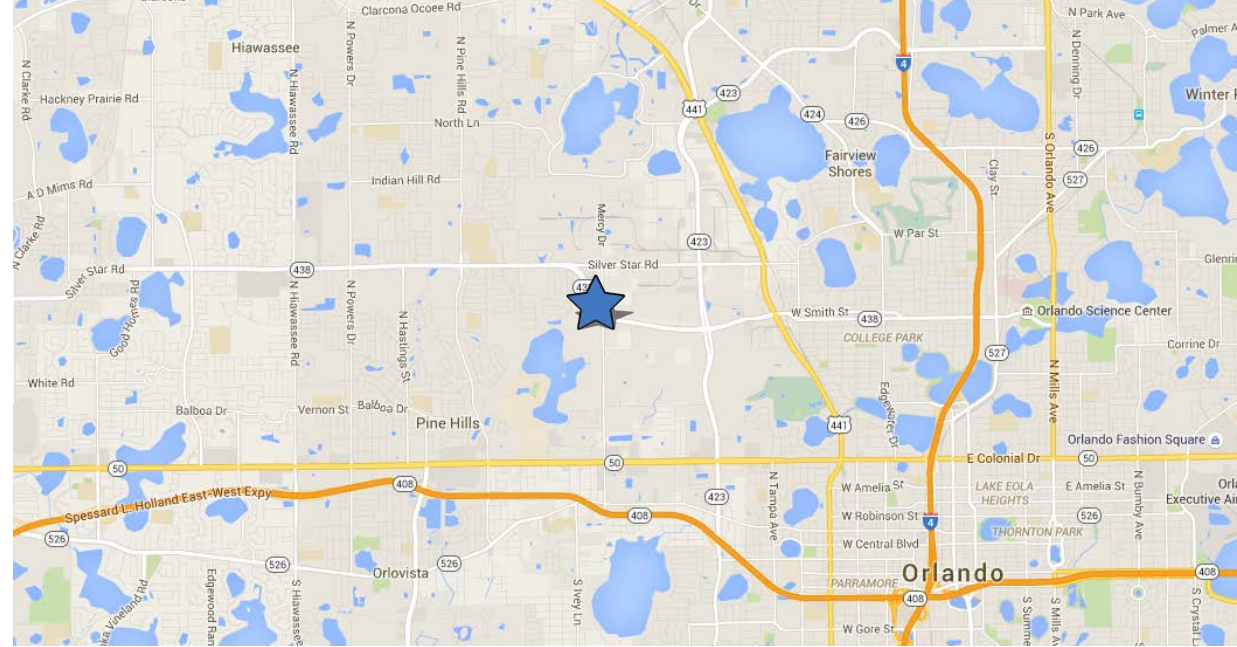
- 12,357 SF
- 362 SF of office
- 16' - 20' clear height
- 2 grade doors
- 120/208 V, 200 amp, 3 phase power

## LOCATION

- Great location for warehouse and showroom
- Excellent visibility at the lighted intersection of Princeton Street and Mercy Drive
- Minutes from John Young Pkwy, Orange Blossom Trl (US 441), the East-West Expwy (SR 408) and I-4

## THE PRICE

\$275,000 \$245,000 **\$225,000 - PRICE REDUCED!**



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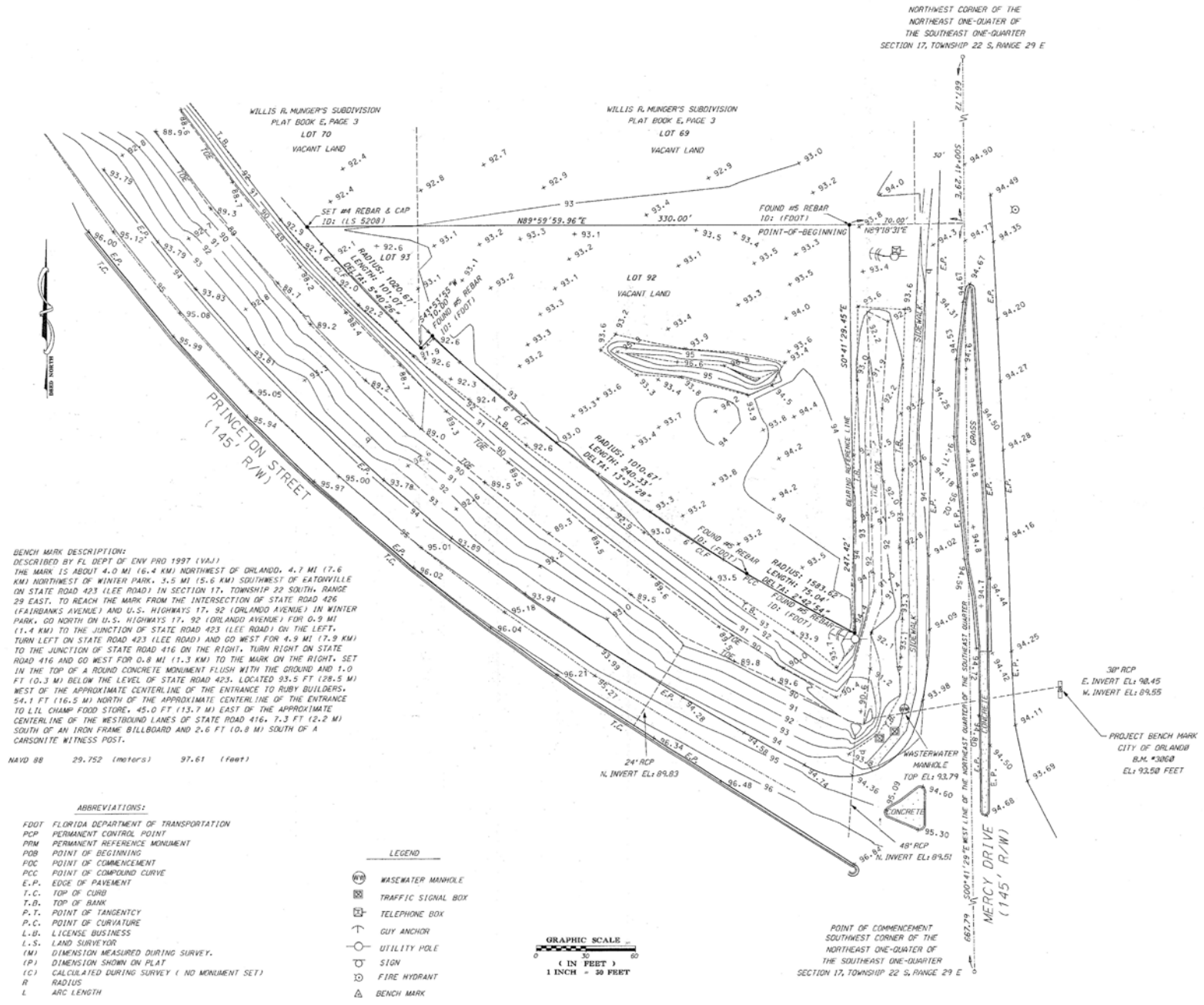
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## SURVEY



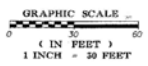
NORTHWEST CORNER OF THE  
NORTHEAST ONE-QUARTER OF  
THE SOUTHEAST ONE-QUARTER  
SECTION 17, TOWNSHIP 22 S, RANGE 29 E

**BENCH MARK DESCRIPTION:**  
DESCRIBED BY FL DEPT OF ENV PRO 1997 (VAJ)  
THE MARK IS ABOUT 4.0 MI (6.4 KM) NORTHWEST OF ORLANDO, 4.7 MI (7.6 KM) NORTHWEST OF WINTER PARK, 5.5 MI (8.6 KM) SOUTHWEST OF EATONVILLE ON STATE ROAD 423 (LEE ROAD) IN SECTION 17, TOWNSHIP 22 SOUTH, RANGE 29 EAST. TO REACH THE MARK FROM THE INTERSECTION OF STATE ROAD 426 (FAIRBANKS AVENUE) AND U.S. HIGHWAYS 17, 92 (ORLANDO AVENUE) IN WINTER PARK, GO NORTH ON U.S. HIGHWAYS 17, 92 (ORLANDO AVENUE) FOR 0.9 MI (1.4 KM) TO THE JUNCTION OF STATE ROAD 423 (LEE ROAD) ON THE LEFT, TURN LEFT ON STATE ROAD 423 (LEE ROAD) AND GO WEST FOR 4.9 MI (7.9 KM) TO THE JUNCTION OF STATE ROAD 416 ON THE RIGHT, TURN RIGHT ON STATE ROAD 416 AND GO WEST FOR 0.8 MI (1.3 KM) TO THE MARK ON THE RIGHT. SET IN THE TOP OF A ROUND CONCRETE MONUMENT FLUSH WITH THE GROUND AND 1.0 FT (0.3 M) BELOW THE LEVEL OF STATE ROAD 423. LOCATED 93.5 FT (28.5 M) WEST OF THE APPROXIMATE CENTERLINE OF THE ENTRANCE TO RUBY BUILDERS, 54.1 FT (16.5 M) NORTH OF THE APPROXIMATE CENTERLINE OF THE ENTRANCE TO LIL CHAMP FOOD STORE, 45.0 FT (13.7 M) EAST OF THE APPROXIMATE CENTERLINE OF THE WESTBOUND LANES OF STATE ROAD 416, 7.3 FT (2.2 M) SOUTH OF AN IRON FRAME BILLBOARD AND 2.6 FT (0.8 M) SOUTH OF A CARSONITE WITNESS POST.

NAVD 88 29.752 (meters) 97.61 (feet)

- ABBREVIATIONS:**
- FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
  - PCP PERMANENT CONTROL POINT
  - PRM PERMANENT REFERENCE MONUMENT
  - POB POINT OF BEGINNING
  - POC POINT OF COMMENCEMENT
  - PCC POINT OF COMPOUND CURVE
  - E.P. EDGE OF PAVEMENT
  - T.C. TOP OF CURB
  - T.O. TOP OF BANK
  - P.T. POINT OF TANGENCY
  - P.C. POINT OF CURVATURE
  - L.B. LICENSE BUSINESS
  - L.S. LAND SURVEYOR
  - (M) DIMENSION MEASURED DURING SURVEY.
  - (P) DIMENSION SHOWN ON PLAT
  - (C) CALCULATED DURING SURVEY ( NO MONUMENT SET)
  - R RADIUS
  - L ARC LENGTH

- LEGEND**
- ⊗ WASTEWATER MANHOLE
  - ⊠ TRAFFIC SIGNAL BOX
  - ☒ TELEPHONE BOX
  - ⊕ GUY ANCHOR
  - UTILITY POLE
  - ⊞ SIGN
  - ⊞ FIRE HYDRANT
  - △ BENCH MARK

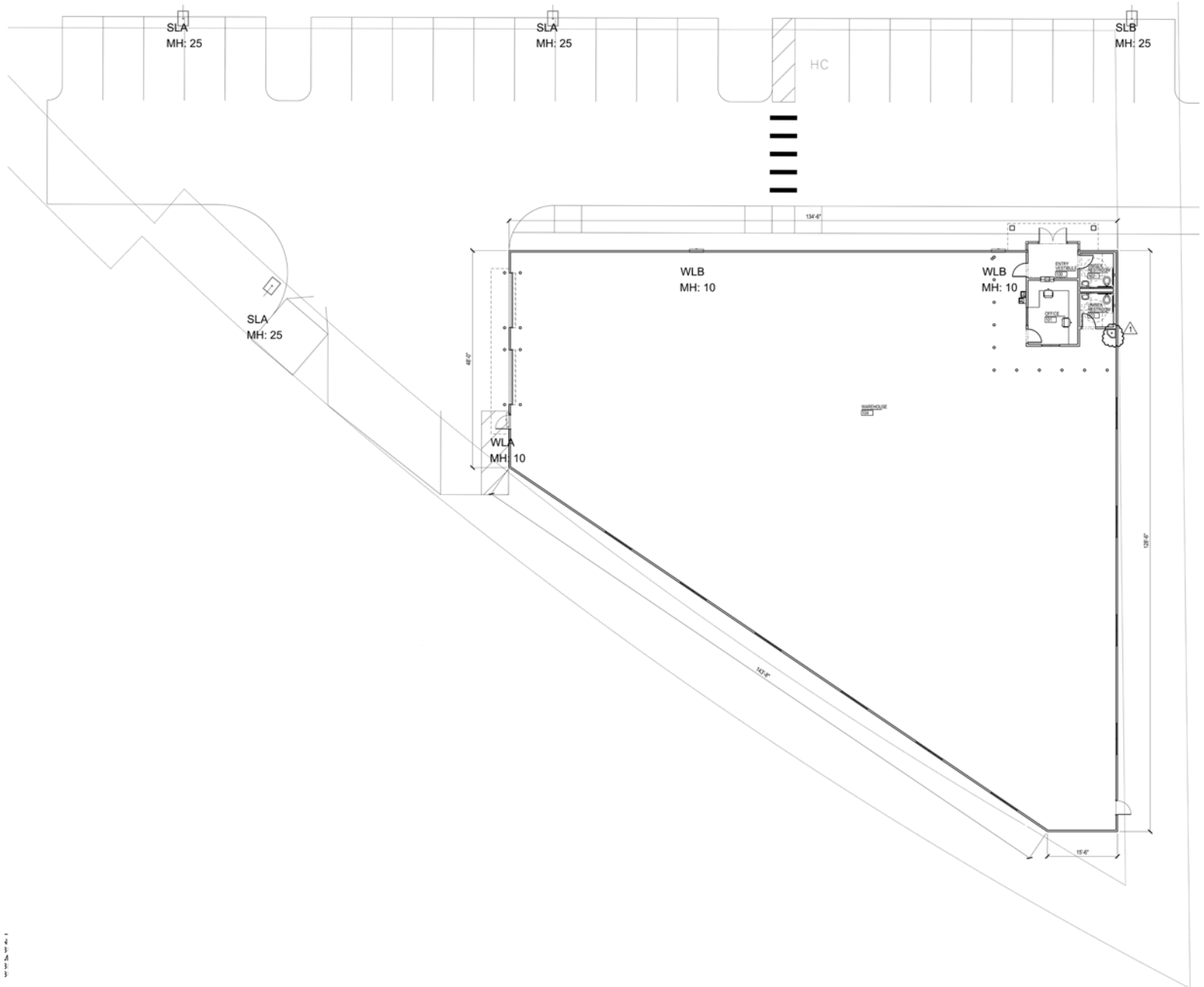


POINT OF COMMENCEMENT  
SOUTHWEST CORNER OF THE  
NORTHEAST ONE-QUARTER OF  
THE SOUTHEAST ONE-QUARTER  
SECTION 17, TOWNSHIP 22 S, RANGE 29 E

30" RCP  
E. INVERT EL: 94.45  
W. INVERT EL: 94.55  
  
PROJECT BENCH MARK  
CITY OF ORLANDO  
B.M. #3068  
EL: 92.58 FEET



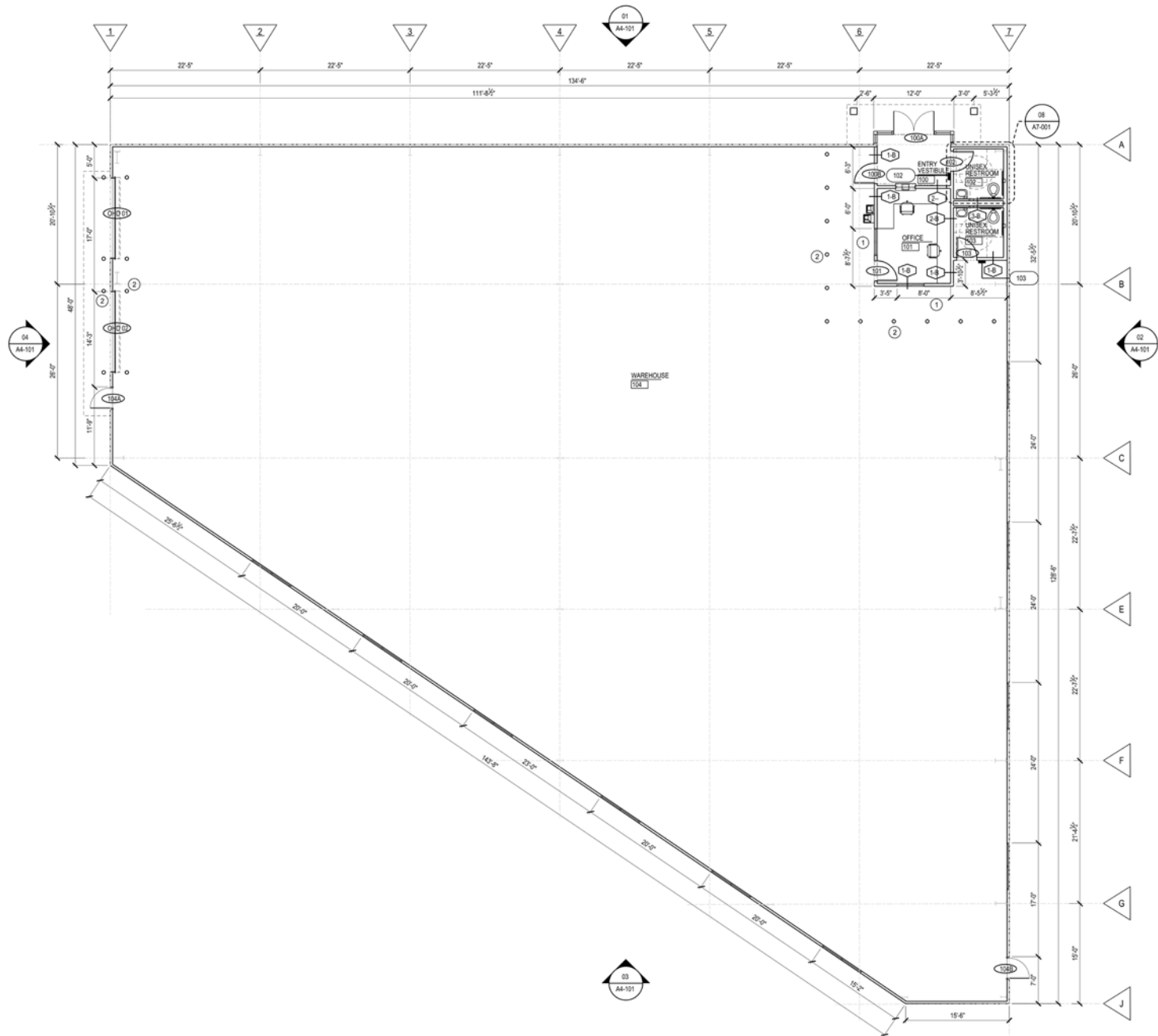
SITE PLAN



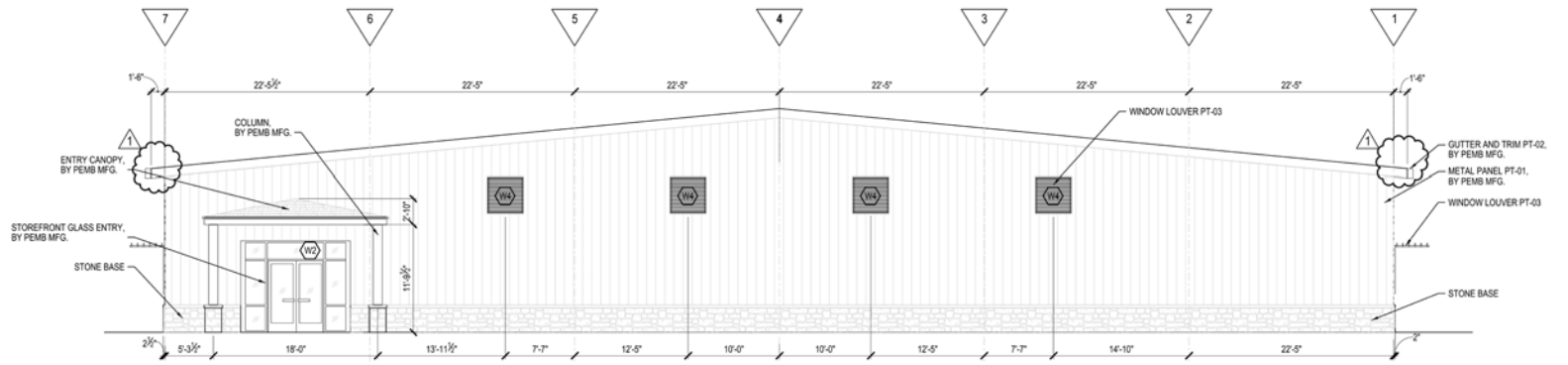
1  
4  
3  
A  
3  
3



FLOOR PLAN



ELEVATION | NORTH



ELEVATION | WEST

