

Orlando Industrial Warehouse/Office

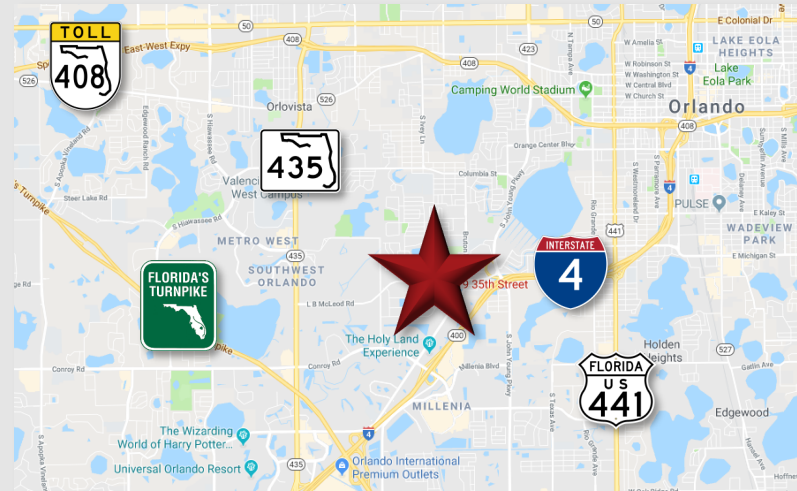
4319 35th Street, Orlando, FL



Price: \$1,200,000

LOCATION DETAILS

Conveniently located within the 33rd Street Industrial Park west of Vineland Rd and I-4. Major arteries such as John Young Pkwy, U.S. Hwy 441, and the Florida Turnpike are in close proximity via Conroy Rd and LB McLeod Rd. Close proximity to Mall at Millenia, Universal Studios, and MetroWest.



PROPERTY DETAILS

- ± 9,880 sf
- 4 units (2 office, 2 warehouse)
- Total office space: ± 7,150 sf
- Total warehouse space: ± 2,640 sf
- 23 parking spaces
- Rear parking lot secured with gated chain-link fence

2018 DEMOGRAPHICS

Miles	Population	Average HH Income	Median HH Income
1	7,983	\$49,189	\$38,827
3	138,910	\$49,608	\$37,907
5	278,919	\$64,002	\$43,170

CONTACT FOR MORE INFORMATION

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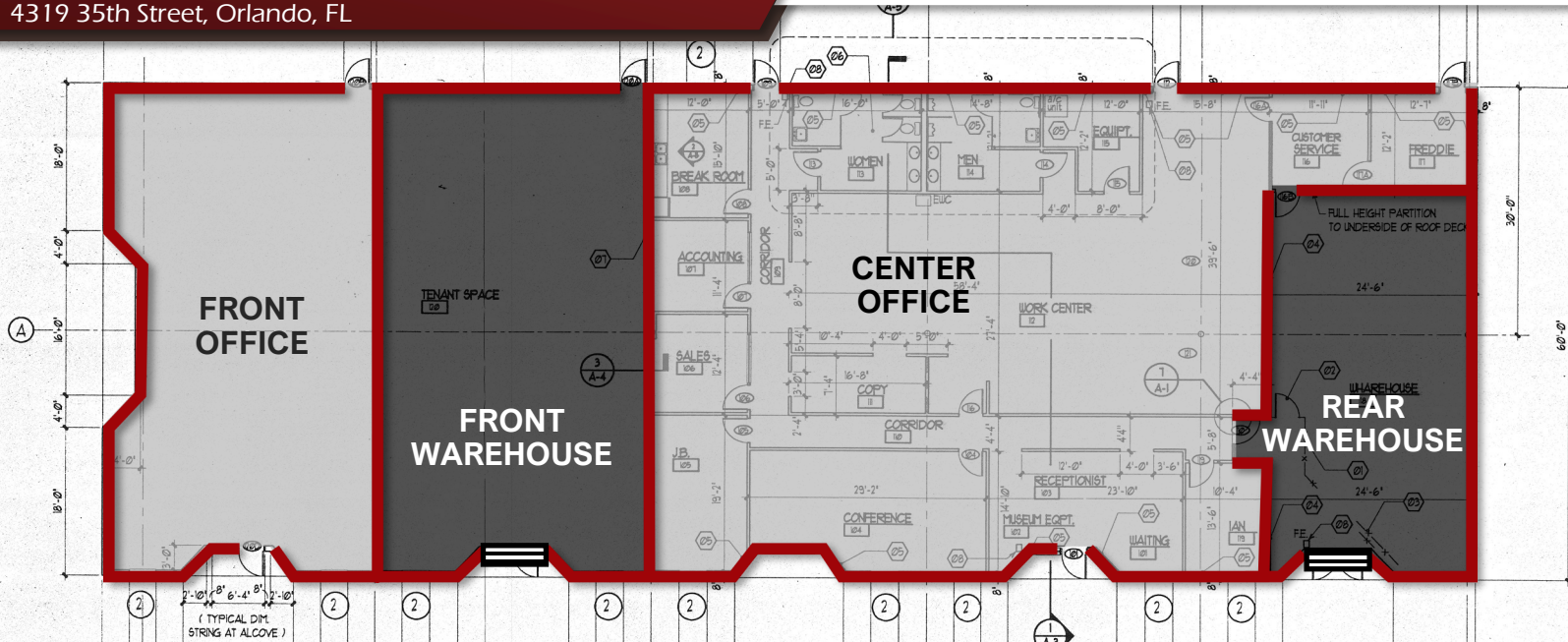
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WAREHOUSE SPACES

Front Warehouse

- ± 1,950 sf
- Roll up door
- 100% AC

Rear Warehouse

- ± 650 sf
- Roll up door
- Secured chain fence and gate for storage inside



OFFICE SPACES

Front Office

- ± 1,850 sf
- Open floor plan

Center Office

- ± 5,300 sf completely finished
- Kitchenette and restrooms



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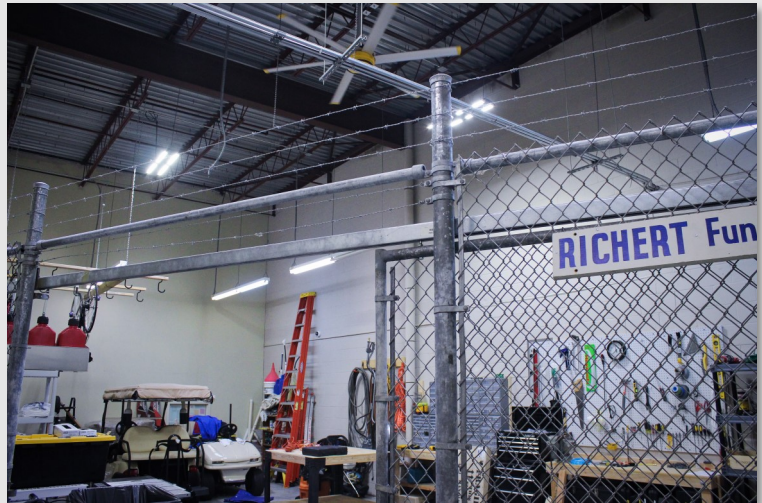
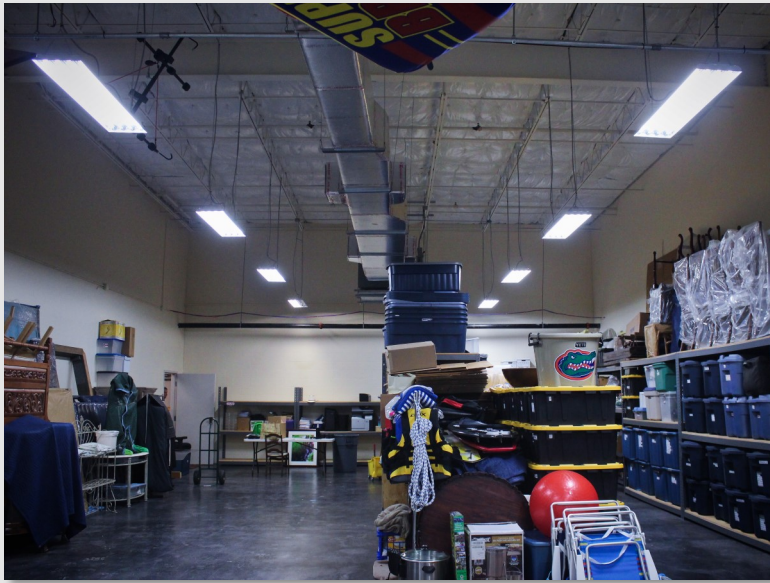
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