

FOR SALE

56,288 SF Industrial Building

2441 Viscount Row • Orlando, Florida 32809



BRES, as exclusive broker, is pleased to offer the opportunity to acquire this unique 56,288 SF industrial facility well located within Orlando Central Park and providing extraordinary water and sewer capacity.





BUILDING FEATURES

Building Size:	58,494 Gross SF / 56,288 SF usable
Office:	8,036 SF total usable
Whse/Production Area:	Approx. 48,252 SF
Acreage:	±3.34
Zoning:	IND-2 / IND-3, Orange County
Year Built:	Original 41,587 SF in 1985, and warehouse addition of 16,467 SF in 1992
Parking:	27 spaces plus 2 ADA designated spaces and 12 bicycle spaces
Construction:	Original office area and central warehouse area: precast concrete panels, 1992 northern warehouse addition: concrete masonry unit (CMU) walls
Roof:	New single ply roof installed 2017
Power:	Two services: 1200 AMP / 277 / 480V 3-Phase and 800 AMP / 277/480 / 3-Phase
Water/Sewer:	LARGE water / sewer capacity. One 2.5" water line / meter and one 3.0" water line / meter
Fire Protection:	Wet Pipe System .20 / 2000 SF / 631 GPM
Fire Alarm:	Central System
Flood Zone:	Flood Zone X (outside 500 year flood plain)

Assessor's Parcel No.: 28-23-29-6345-02-020

Miscellaneous: Building is currently used and outfitted as a granite / stone processing facility with drains in warehouse floor, a water recycling system with exterior basin, much power / air / water infrastructure to machinery locations throughout warehouse / production areas. The large water and sewer capacity is an extremely valuable infrastructure feature.

OFFICE / EXHIBIT / SHOWROOM FEATURES

Size: 9,226 Gross SF total
8,036 SF usable

HVAC: Split Systems

Misc: Office conference/ showroom areas have a significant amount of windows and glass wall panels providing abundant natural light. Striking double door lobby entry area. Contains a unique, centralized, enclosed open-air area providing natural light which offers a private area for employee breaks or outdoor activities. Six (6) single occupancy restrooms (one shower) located throughout office area.

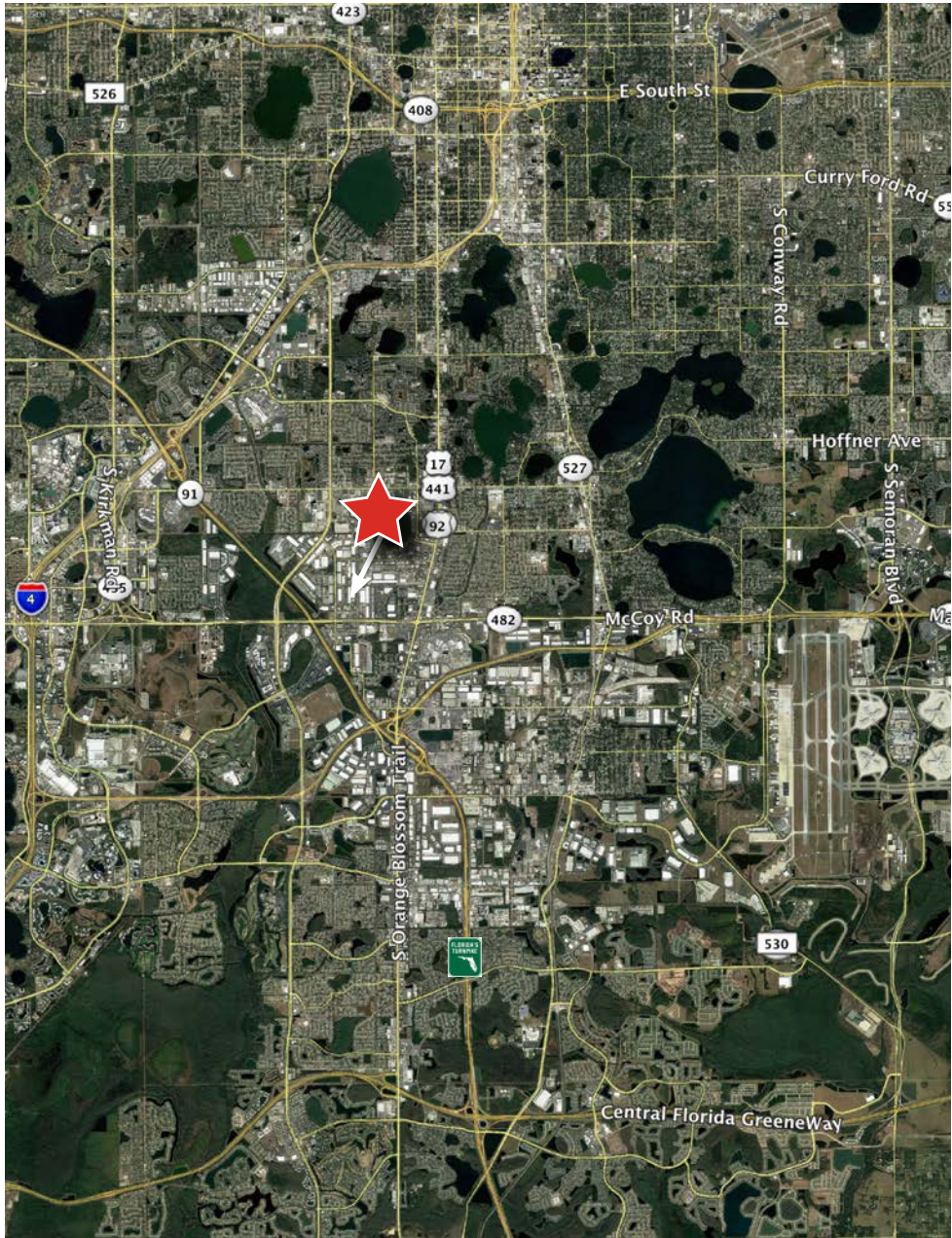
WAREHOUSE / PRODUCTION AREA FEATURES

Size: Approximately 48,828 Gross SF / 48,252 SF usable

Ceiling Height: 24' Northern area and 16' Central area

Dock Doors: Northern Area - Three (3) 9' x 12' dock doors (one with ramp). Central Area - Two (2) 10' x 12' dock door and one (1) 9' x 9' dock door with ramp

Lighting: Northern Area: metal halide. Central Area: combination of metal halide and high output fluorescent



Location Overview

Exceptionally well located within the southwest Orlando industrial submarket of Orlando Central Park (OCP), municipality of Orange County. The OCP submarket is comprised of approximately 30M square feet of industrial space with a current vacancy of 7.5%. OCP is home to numerous institutional investors and Fortune 500 companies given it's excellent location and ingress egress to Orlando's four primary arteries; Interstate 4, Florida Turnpike, SR 528/Beachline, and SR 417/ Central Florida Greenway. The surrounding area is a dynamic mix of high-end retail, theme parks, convention industry and housing. Florida Mall and Millenia Mall (½ mile and 2 miles), Universal Studios (3 miles), Orange County Convention Center (3.5 miles), downtown Orlando (6 miles away), and Disney World (9 miles away). Orlando Central Park is THE epicenter of Greater Orlando's industrial market.

Access

Unparalleled accessibility to and from multiple major transportation arteries: Intersection of I- 4 / Sandlake Road (3.5 miles), Florida Turnpike /528 (1.6 miles), I-4 / Beachline 528 (4.5 miles). Florida Turnpike / SR 417 (6 miles). Orlando International Airport (5 miles).

For additional information or to discuss the enclosed information please contact:



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