



# Downtown Office/Warehouse Building

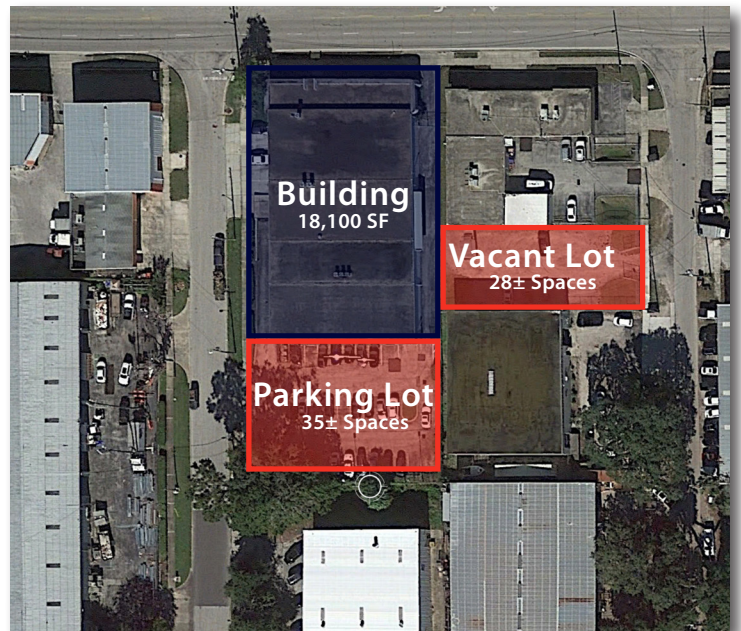
1420 W Washington St, Orlando, FL 32805

## FOR SALE



### Building Features

- **Space:** 18,100± sf office/warehouse on 1.10± ac; current ratio is approximately 60%/40% office/warehouse
- **Parking:** - 35± spaces, with an adjacent vacant lot, for a total of 62± spaces
- **Zoning:** I-G, City of Orlando
- **Location:** Downtown Orlando, in the “West Colonial Opportunity Zone”
- **Power:** 3-Phase - 400 amp
- **Doors:** One dock-well and one grade-level roll-up



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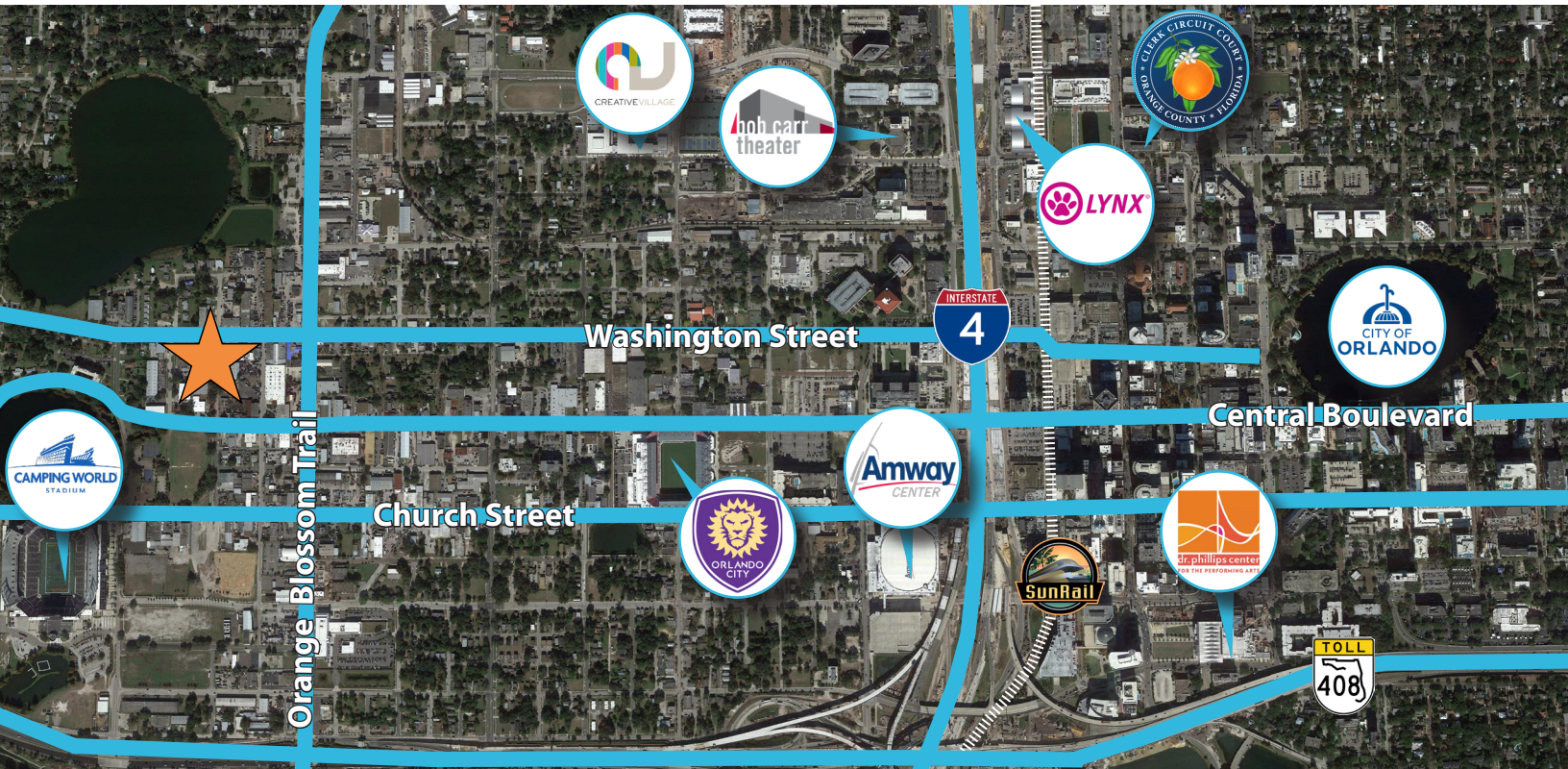
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 407 219 3500

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## Location

- Located in Downtown Orlando, within proximity to Camping World Stadium, the Orlando City Soccer Stadium, Orlando Magic Sports Entertainment District, and the new UCF/Valencia Campus
- Easy access to US 441, SR 408, Interstate-4, and John Young Parkway

## Asking Price

**\$1,900,500.00**

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