



AVAILABLE

For Lease Retail/Industrial Corner
Building (Auto/Body Shop)

PREMISES

± 7,260 RSF

ASKING RENT

Negotiable - Please Call

**ESTIMATED
2026 NNNs**

\$4.30 per RSF/Year

TERM

Negotiable

Wilshire Advisory Group is pleased to bring to market a corner 7,260 RSF industrial/retail property for lease in the Orlando Airport/Edgewood sub-market.

Renovations Completed in 2017, with upgrades to both the warehouses and office portions of the Premises. Retail space with C-3 Zoning - wholesale Commercial District. The property has approved plans for a full auto body repair facility, including an approved paint booth inside the premises.

WATCH
VIRTUAL
TOUR



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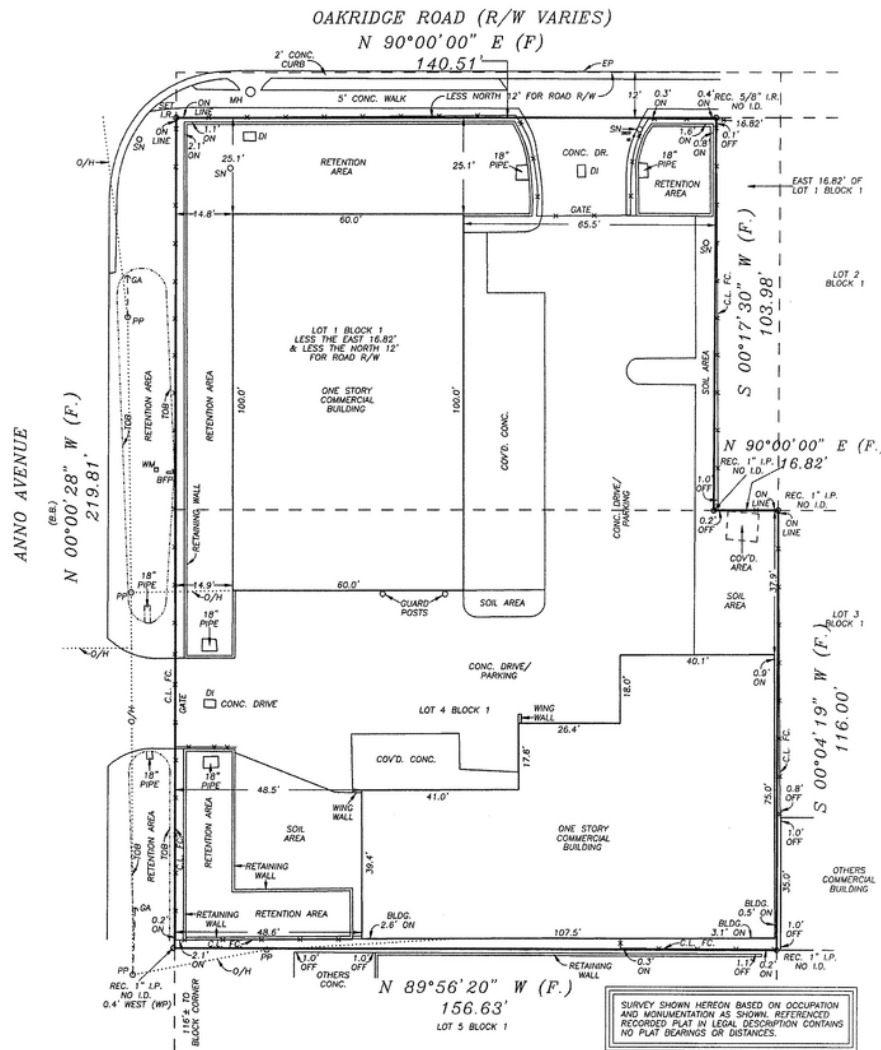
- Industrial Warehouse Built in 2001, Renovated 2017 Including Significant Upgrades in Office and Mezzanine
- $\pm$ 7,260 RSF Available for Lease
- $\pm$ 2,500 RSF Office with Second Story Mezzanine:
 - Front Office, Cubicle Areas, Reception, Break Room
 - Interior Offices on Second Floor
- Four Oversized Grade Level Doors (14' W x 14' H and 16' W x 14' H)
- Located just North of the Orlando International Airport
- Close Proximity to State Road 528 and Florida Turnpike

- **Zoning:** C-3
Wholesale Commercial District - Unincorporated Orange County
- **Property Type:** 2740 Auto Repair Garage
- **Lot Size:** $\pm$ 0.63 Acres
- **Clear Height:** 18' - 21'
- **Power:** 3 Phase, 240 Volts, 400 Amps, LED Lighting
- **Parking:** 19 Parking Spaces
- **Signage:** Visible/Monument Signage Facing E Oak Ridge Rd & Anno Ave



For Lease Retail/Industrial Corner Building (Auto/Body Shop)

5909 Anno Avenue
Orlando, FL 32809



BUILDING ONE: 7,260 SF

Two Roll-up Doors
Approximately: 100' x 75'
Features: Front Office / Receptionist, Break Room, Mezzanine office space, Covered Parking
Exterior Construction: Concrete/Cinder Block



BUILDING 1:
7,260 SF

BUILDING 2:
5,997 SF

Two Roll-up Doors
Approximately: 74' x 107'
Exterior Construction: Concrete Block Stucco
Features: Covered Parking, Tech Office and Breakroom

BUILDING TWO: 5,997 SF



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