



AVAILABLE

For Sale or For Lease | Retail
(Auto Related)

PREMISES

± 13,257 RSF (div. to ± 5,997 RSF)

ASKING PRICE

\$3,495,000.00

ASKING RENT

Negotiable - Please Call

**ESTIMATED
2026 NNNs**

\$4.70 per RSF/Year

TERM

Negotiable

Wilshire Advisory Group is pleased to bring to market a 13,257 RSF Industrial/Retail Property For Sale or 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
- ± 13,257 RSF Available for Sale or for Lease
2 separate buildings: ± 5,997 RSF and ± 7,260 RSF
- ± 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:** ± 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



