



## PROPERTY FEATURES

- 25,000 SF Industrial Warehouse - 20KSF WH Space & 5KSF Office Space
- +/- 8 Acre Site (~2 Acre Paved Area)
- Zoning: PD - Agriculture Uses
- 8 - Dock High Doors w/ 12' Roll Up Doors
- 4 - Drive In Doors w/ 12' Roll Up Doors
- 19' Clear Height & 50' Column Spacing
- Office Space Details: Multiple Private Offices & Large Open Workspace - 2 Conference Rooms - Reception Area - Kitchen - 4 Bathrooms
- Block Construction
- Quick Access to Hwy 429 - Hwy 44 - Future Round Lake Rd Extension
- Close Proximity to I-4 (<16 mi), Turnpike (<25 mi), Orlando (<35 mi), Disney (<41 mi)

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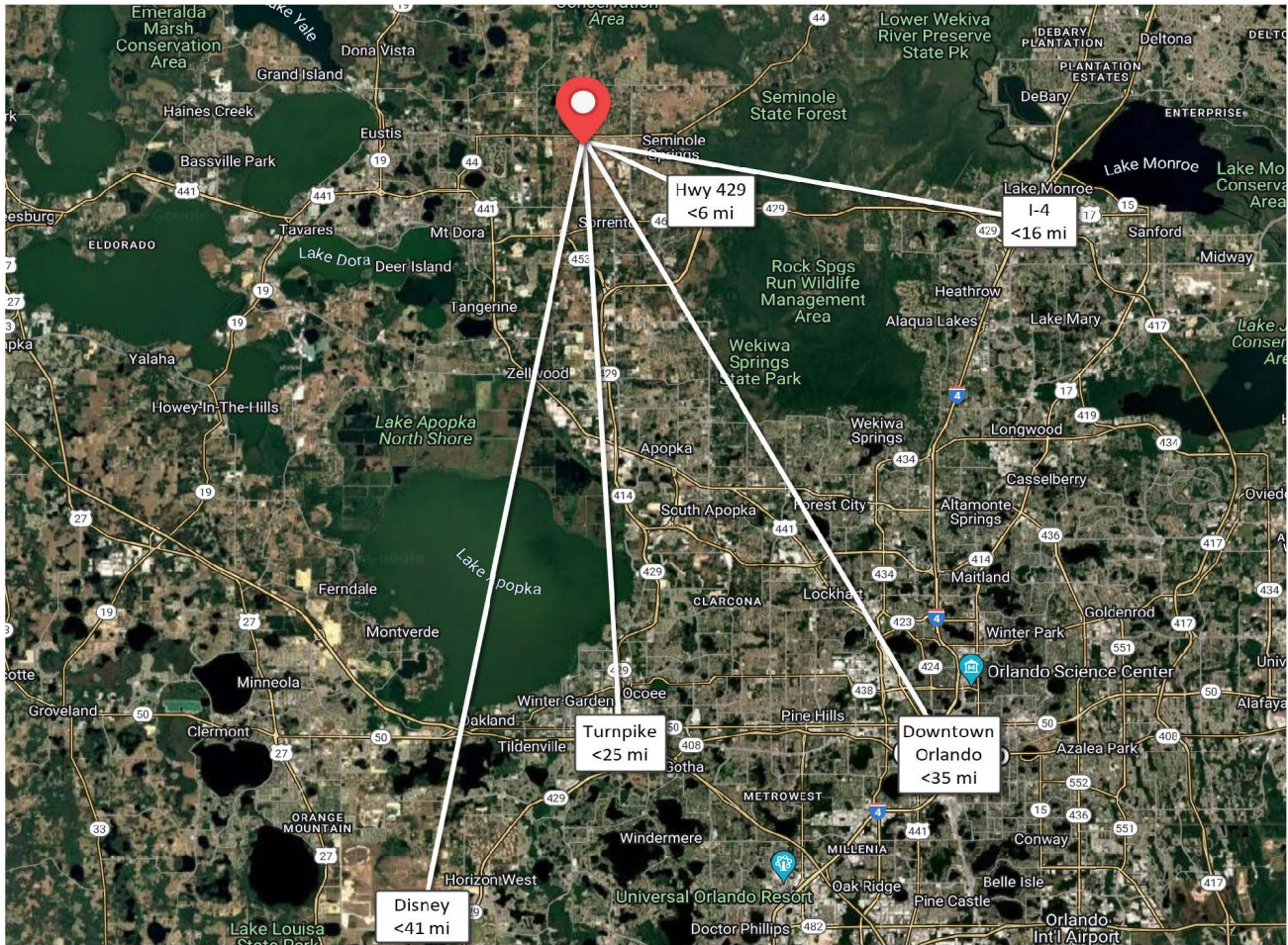
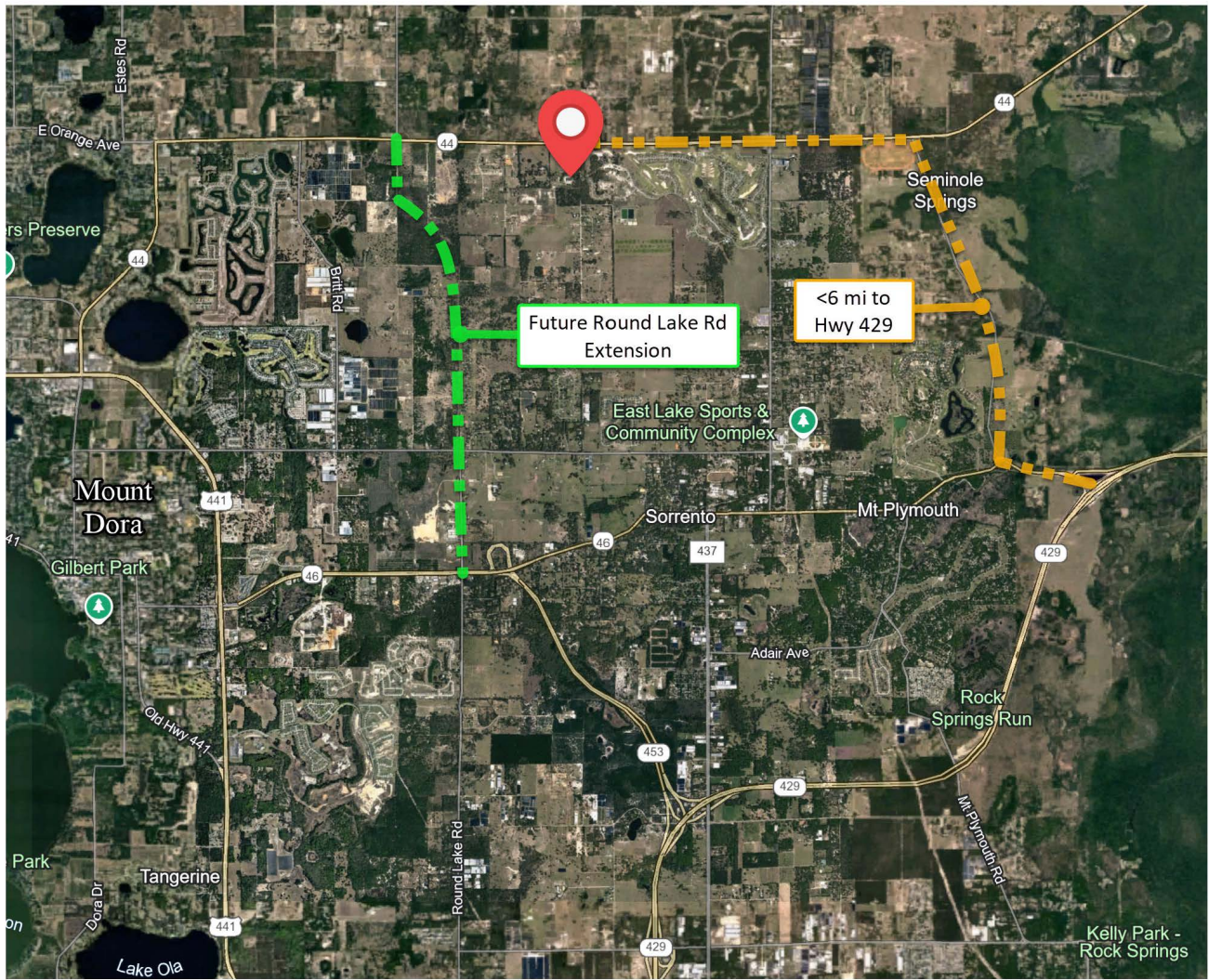
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# ENGEL & VÖLKERS®

CHRIS PIXLEY & STEVE FUSILIER



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|----------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
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