

LILLY RENTAL PROPERTY | FOR LEASE

FOR LEASE | SUITE D

4502 Old Winter Garden Road

Orlando, Florida 32811 | Flexible showroom, office and warehouse



Available Suite D outlined in yellow

3,000 SF

AVAILABLE SPACE

\$22/SF/YR

MODIFIED GROSS

AVAILABLE NOW

3-YEAR TERM PREFERRED

A prominent road-visible end unit combining customer-facing space, functional warehouse access and an optional private yard. Convenient to I-4, SR 408 and Florida's Turnpike.

Alan Lilly | Lilly Rental Property

alan@centerstreet.net

Call or text: (407) 925-9255

Information believed reliable but not guaranteed; subject to change. All uses require ownership and governmental approval.

SUITE D | 3,000 SF END UNIT

Built for visibility, flexibility and access



Suite D entrance and grade-level roll-up door



Showroom, reception and office area



Main showroom and customer area



Warehouse with grade-level roll-up access

SPACE FEATURES

- Air-conditioned and heated showroom/office
- Reception counter, partitioned offices and natural light
- Private restroom and kitchenette/break area
- Partial second-level area for additional usable space
- One 14-foot grade-level commercial roll-up door
- Three-phase power available
- Parking directly in front of the unit

LEASE OPTIONS

\$22/SF/YR modified gross

Without the optional yard | \$5,500/month

\$23/SF/YR modified gross

With exclusive-use paved, secured fenced yard | \$5,750/month

LOCATION & VISIBILITY

- Road-visible end-unit position
- Suite-front and monument-directory identification
- Convenient access to I-4, SR 408 and Florida's Turnpike

USE NOTE

No vehicle sales, vehicle repair or similarly intensive uses.

SCHEDULE A TOUR | Alan Lilly

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