

FREE-STANDING INDUSTRIAL BUILDING FOR LEASE

1821 TALLOKAS AVENUE
ORLANDO, FL 32805



FULLY AIR-CONDITIONED OFFICE/WAREHOUSE

PROPERTY OVERVIEW

TOTAL BUILDING:	±2,960 SF
WAREHOUSE:	±2,513
OFFICE:	±447 SF including two restrooms
ZONING:	I-G - General Industrial (City of Orlando)
DOORS:	Two (2) Grade Level Doors One (1) 10'x10' & One (1) 8'x8'
CLEAR HEIGHT:	10'2" (Drop Ceiling)
AIR CONDITIONING:	Building is fully Air Conditioned

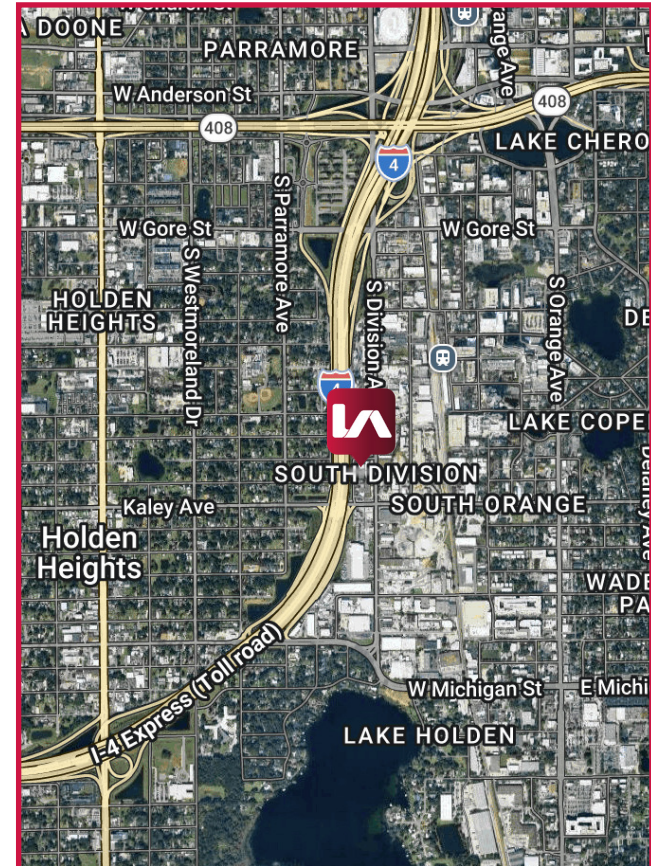
IMPROVEMENTS:	LVT Flooring, Paint and lights throughout
PARKING:	5 to 10 Spaces
OUTDOOR:	Small paved fenced and secured storage
LEASE RATE:	\$4,200/Month
OP EX:	\$1,653/Month

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LOCATION

The site is positioned near the intersection of South Division Avenue and West Kaley Street, providing convenient connectivity to several major transportation corridors. Interstate 4 (I-4) with entry less than a mile away, offering direct access to Downtown Orlando, Maitland, Altamonte Springs, and the greater Central Florida region.

