



JAMISON
COMMERCIAL PARTNERS

TURNKEY CORPORATE HEADQUARTERS

2441 ORLANDO CENTRAL
PKWY, ORLANDO, FL

FOR SALE: \$4,200,000
FOR LEASE: \$21.00 PSF NNN

Jamison Commercial Partners is pleased to present 2441 Orlando Central Parkway, a rare opportunity to occupy a meticulously maintained, move-in-ready industrial headquarters in the highly sought-after Orlando Central Park submarket.

Combining professional office finishes with functional warehouse and distribution space, the property is ideally suited for owner-users seeking an impressive corporate presence without the time, cost, and uncertainty of renovating an older facility.

An uncommon opportunity of this quality within Orlando Central Park, the property offers a compelling combination of functionality, image, and long-term value.

**GUNNER
LESLIE**
**CHUCK
HOLLIDAY**

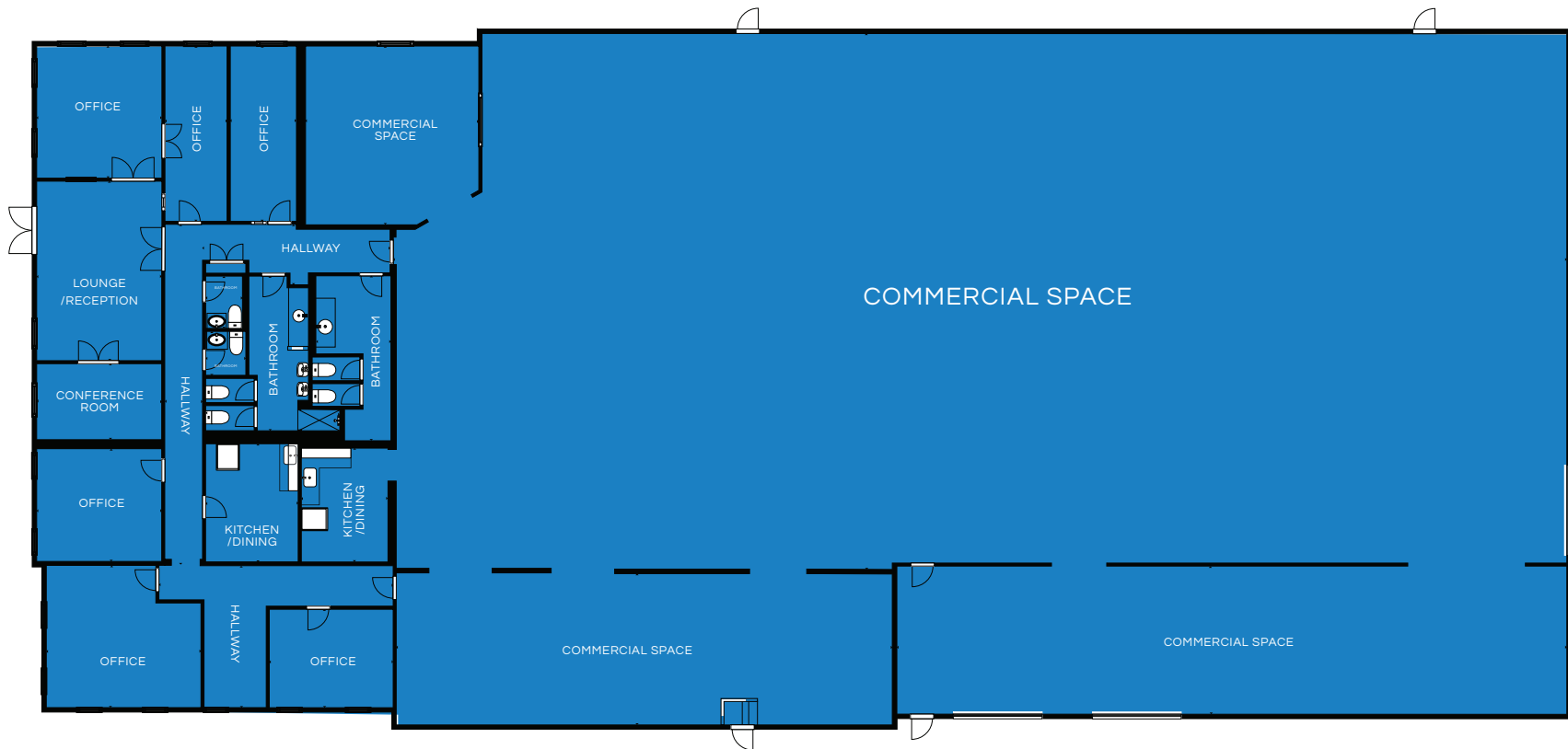
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FLOORPLAN

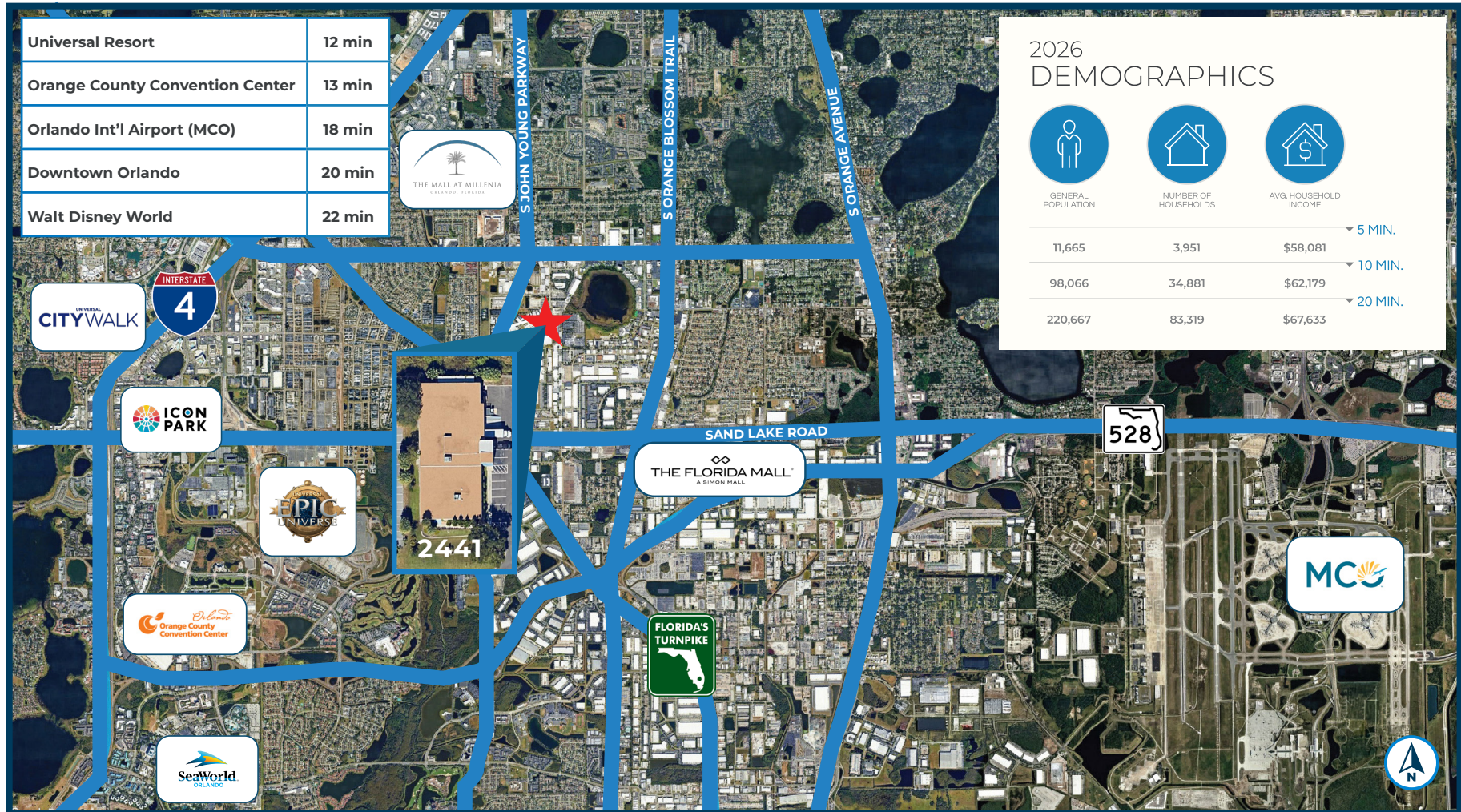


WHY THIS PROPERTY?

- » ~12,780 SF - 0.88 Acres
- » ~3,200 SF professional office
- » Climate controlled warehouse
- » Zoning: IND-2/IND-3, Unincorporated Orange County
- » Year Built: 1984, Concrete Block
- » (2) 8'x11' Loading Doors: 1 Dock High, 1 Drive In Ramp

- » Excellent regional access to I-4, SR 528, Florida's Turnpike and John Young Parkway
- » Extensive Capital Improvements—including a new roof, upgraded electrical systems, new flooring, and extensive interior enhancements—allow a buyer to occupy immediately while minimizing future capital expenditures. Mature landscaping, excellent curb appeal, and abundant parking further distinguish the property from competing industrial offerings.

TRANSPORTATION MAP



EXTERIOR PHOTOS



JAMISON COMMERCIAL PARTNERS - 135 W. CENTRAL BLVD., STE. 450, ORLANDO, FL 32801

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INTERIOR PHOTOS

