

**FOR
LEASE**



**4495 36th Street
Orlando FL 32819
33rd Street Industrial Park**





PROPERTY SPECS

Improvements:	Total of 20,689 SF in two buildings, main building containing 19,734 SF
Office:	2,600 SF
Lot Size:	1.43 acres
Location:	33rd Industrial Park, less than a mile to two full I-4 interchanges as well as within minutes of tourist corridor, Florida's turnpike and SR 408.
Zoning:	I-P in City of Orlando, permits outside storage
Construction:	Pre-cast concrete
Loading:	Three grade level 12'x16' doors, one welled to dock height loading position
Maintenance/Wash Bay:	1,000 SF, approx. 40'X25'
Overhead cranes:	Four 2-ton cranes
Power:	III Phase
Year Built:	1986
Availability:	November 1, 2026

FINANCIAL INFORMATION

Rental Rate:	\$15.00 PSF Net
Opex:	\$3.97 PSF (Estimated)
Monthly:	\$31,200

SHER TOLAN, SIOR

407-810-2291

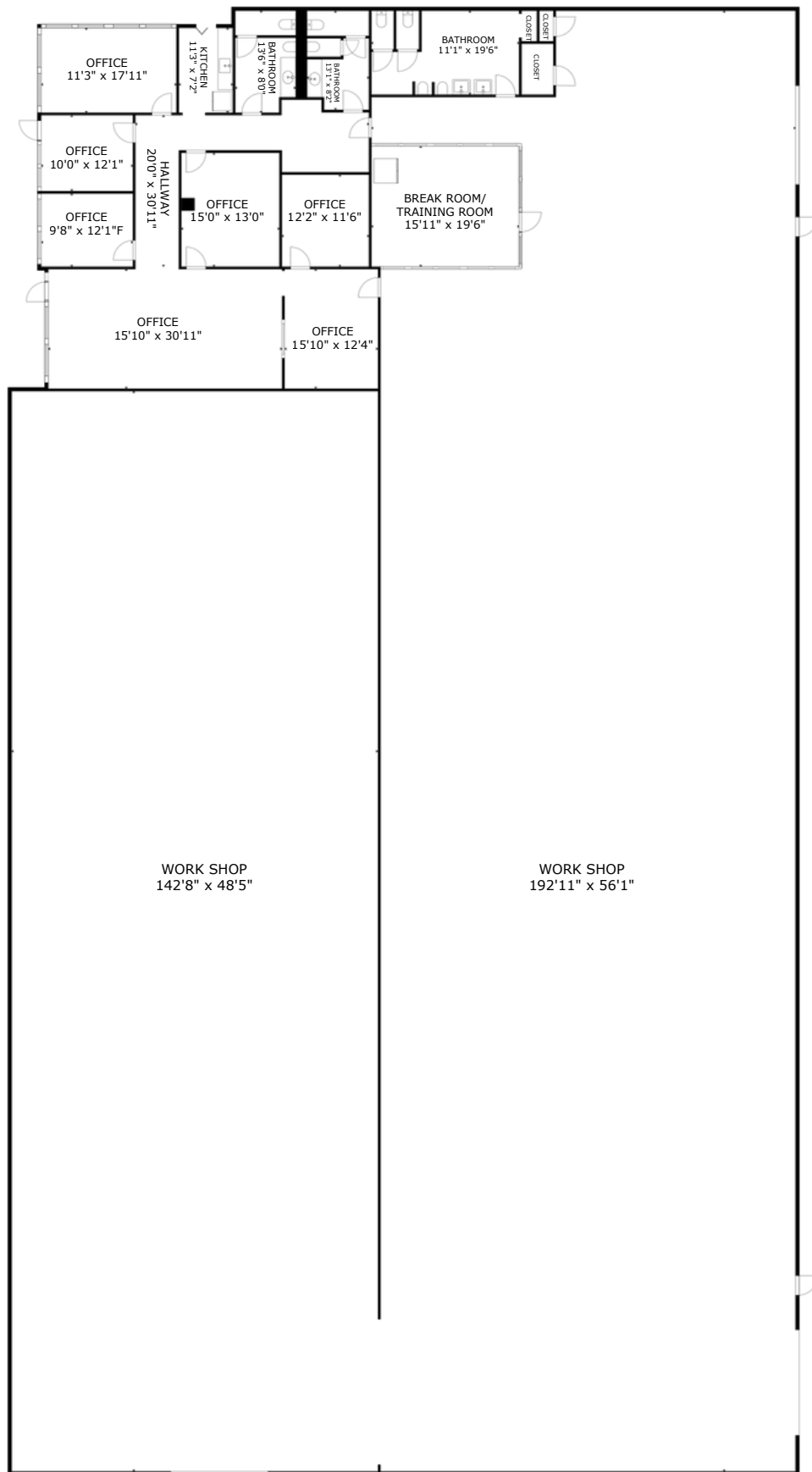
stolan@allied-comm.com

5401 S Kirkman Rd. Suite 310

Orlando, FL 32819

www.allied-comm.com





FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN: 19,734 sq. ft

SIZES AND DIMENSIONS ARE
APPROXIMATE, ACTUAL MAY VARY.

SHER TOLAN, SIOR

407-810-2291

stolan@allied-comm.com

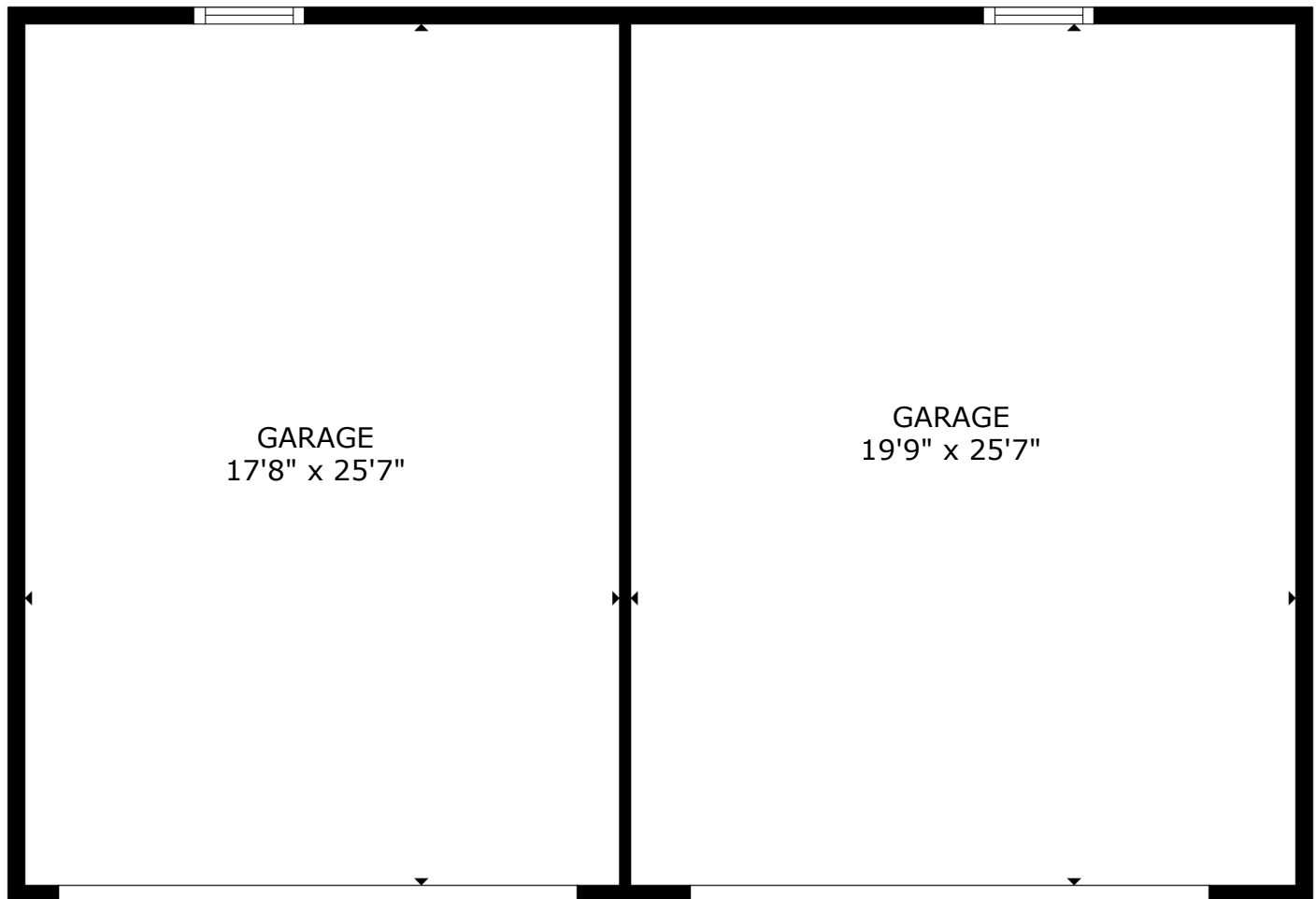
5401 S Kirkman Rd. Suite 310

Orlando, FL 32819

www.allied-comm.com



ANNEX BUILDING



FLOOR PLAN

GROSS INTERNAL AREA
EXCLUDED AREA: GARAGE: 955 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Although information contained herein has been obtained from sources deemed reliable, neither Allied Commercial Advisors nor any of its clients makes any guarantees or representations, express or implied, as to the completeness or accuracy of such information. Any projections, opinions, assumptions or estimates used are for example only. Neither Allied Commercial Advisors nor any of its clients accepts any liability for loss resulting from reliance on such information. There may be material differences between projected results and actual results. Any property offered for sale or lease may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement.

SHER TOLAN, SIOR

407-810-2291

stolan@allied-comm.com

5401 S Kirkman Rd. Suite 310

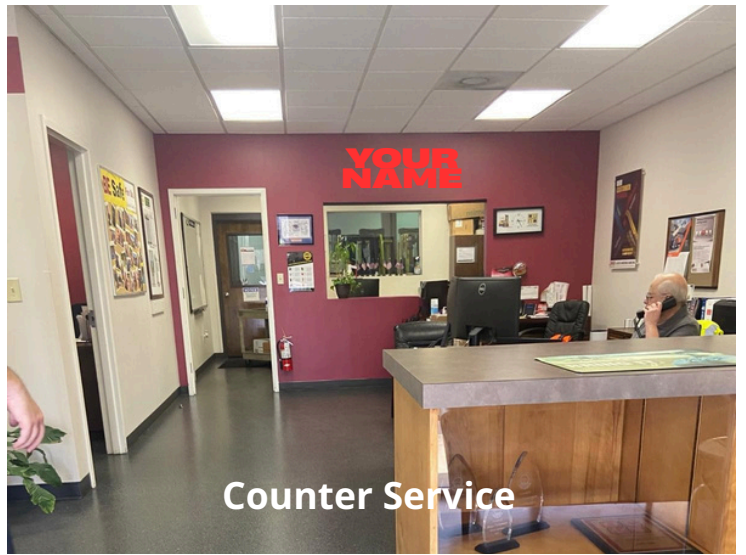
Orlando, FL 32819

www.allied-comm.com





Conference Room



Counter Service



Typical Exterior Office



Interior Office



Loading Area



Wash/Maintenance Bay

SHER TOLAN, SIOR

407-810-2291

stolan@allied-comm.com

5401 S Kirkman Rd. Suite 310

Orlando, FL 32819

www.allied-comm.com





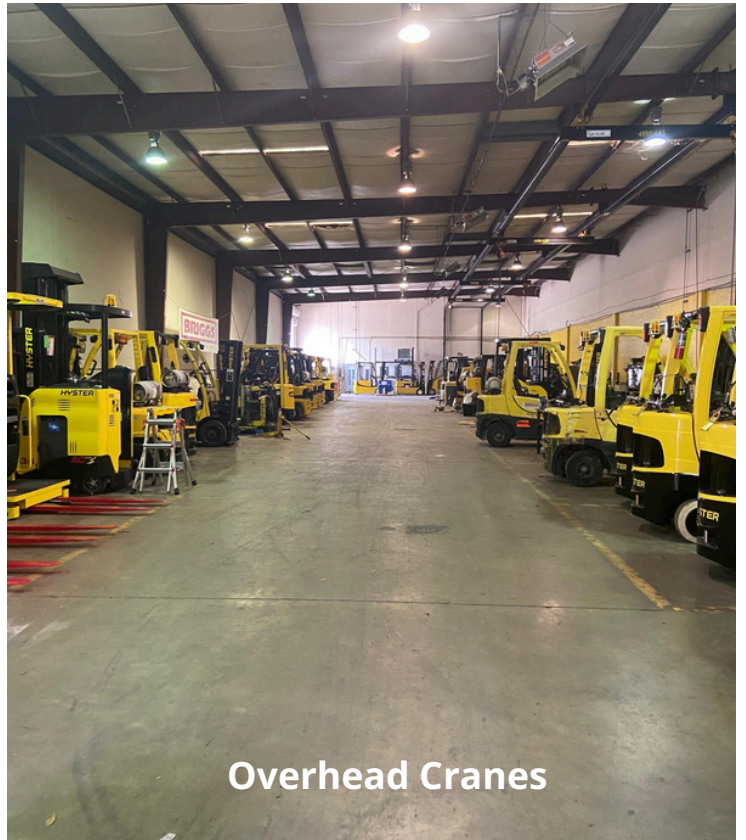
Maintenance Area
in the Warehouse



Warehouse Office



Exterior Dock Well



Overhead Cranes

SHER TOLAN, SIOR

407-810-2291

stolan@allied-comm.com

5401 S Kirkman Rd. Suite 310

Orlando, FL 32819

www.allied-comm.com

